

OVERSEAS NEWS

Gandhi frees Sikhs in step to end Punjab impasse

MR RAJIV GANDHI, India's Prime Minister, yesterday took a big step towards ending the political impasse in the insurgency-torn northwestern state of Punjab...

they were attending a religious festival. They shot indiscriminately at the worshippers with Chinese assault rifles and escaped. An alert has been sounded in Punjab and neighbouring states as well as the capital, New Delhi...

Mr Gandhi has been criticised for trying to tackle the Punjab situation as though it were a straightforward law-and-order problem. The release of the high priests and other prominent Sikh leaders is intended to lead to talks with leaders of the religious community...

Growth of US jobs depresses bond prices

A REPORT of strong American employment growth in February, released yesterday by the US Labour Department, surprised economists and sent bond prices plunging. According to the department, 530,000 jobs were created in February...

Pöhl welcomes US stand on dollar

MR KARL OTTO PÖHL, president of West Germany's Bundesbank, said yesterday he welcomed the growing realisation in the US that a further drop in the dollar's value would be harmful. Now that exchange rates had stabilised, he said, the markets seemed to have come to the view that the present dollar level was far more in line with fundamental economic data than two or three years ago.

with its trade imbalance by monetary manipulation. Mr Pöhl said it was encouraging that such views were now accepted in the US, citing the week's statement by Mr James Baker, US Treasury Secretary, that a further fall in the dollar would be counter-productive. The dollar was quoted at just over DM1.69 in Frankfurt yesterday. At the end of 1987, it was below DM1.60.



Karl Otto Pöhl: "rethinking has begun in America"

based on the fact that the reduction of current account imbalances had made more progress in the last two years than most people realised. This applied to West Germany, as well as to the US and Japan. In West Germany, he noted, imports grew faster in real terms last year than exports. The country's trade surplus fell in real terms from DM73bn in 1985 to around DM48bn last year. (In nominal terms, not adjusted for price changes, it rose from DM73bn to DM117bn.)

Moscow to expand gold trading activities through Singapore

THE SOVIET Union is poised to expand its international gold trading operations, with plans to develop its activities in Singapore, through a local branch of the Moscow Narodny Bank and in other countries of south-east Asia...

Mr Ulanov, who was addressing a two-day international conference in Hong Kong on gold, claimed that the Soviet Union aimed to be much less a forced seller of gold in the future. "The changes under way in the economic sphere in our country, as well as the policy directed to achieving grain self-sufficiency, enable us to assume that there will be more room for manoeuvre while deciding on what particu-

lar moment, and in what market conditions, we should sell gold." He gave no further details about the scale of Soviet gold production and sales, and on Moscow's policy on gold trading. He appeared untroubled by controversy surrounding what is an unprecedented arrival in Hong Kong by a Soviet official, in defiance of Chinese sensitivity. Hong Kong has barred entry to all officials from Soviet bloc countries for over 30 years. The recent thaw in relations between Moscow and Peking seems to have given Hong Kong immigration officials greater scope.

Two missing in Sidon

British Oxford Middle East co-ordinator Peter Coleridge and the Syrian head of the aid agency in Sidon were missing yesterday in Sidon, Lebanon, after visiting a relief centre at the Palestinian refugee camp of Ain Al Helwan. British Embassy officials said they were still checking information that Mr Coleridge, 44 and Mr Omar Traboulsi, 31, were kidnapped.

Shultz presents peace proposals

FORMAL Middle East peace proposals were presented by Mr George Shultz, US Secretary of State, to the Israeli Government in Jerusalem yesterday. He later departed to discuss them with the Syrian regime in Damascus and was then due to fly to Cairo. King Hussein of Jordan received the same written document in London on Thursday, according to the state-run Israeli Radio.

Bush sees momentum building for key voting

MR GEORGE BUSH, the US Vice President, is confident that if he wins the Republican South Carolina primary here today by a wide margin, it will give him the political momentum to carry him to victory in the 17 state primaries and caucuses next Tuesday. Convincing victories in enough so-called Super-Tuesday contests would underpin his status as front-runner for the Republican Party's presidential nomination and give him a solid base of support among delegates to the Republican convention in August. Around one third of convention delegates will be selected next Tuesday.

Ershad poll victory

The Jatiya party of Bangladesh President Hussain Muhammad Ershad won a parliamentary majority yesterday in elections that unleashed widespread bloodshed and charges of fraud. AP reports from Dhaka. Violence during Thursday's polling left at least five people dead, the Government said, while the chief opposition leader, Sheikh Hasina, said 10 died. With results in from 155 of the 281 contested parliamentary seats, Jatiya had won 147.

Hard line by Botha

The South African Government yesterday outlined what it said was a new tough policy of disregarding criticism from other countries. Mr Pik Botha, Foreign Affairs Minister, was quoted by the government-run South African Broadcasting Corporation as saying the country was strong enough to withstand any measure the international community could implement. The world was "out to destroy South Africa and the sooner this clash came the better."

S Africa sales halted

Several big Japanese electronics groups, including Pioneer, NEC and Fujitsu, are to end sales to South Africa following a Japanese government request for companies to limit their activities there, AP reports from Tokyo. Foreign Minister Mr Sonzuke Uno last week asked members of the Federation of Economic Organisations (Keidanren), an influential business group, to practise "self-restraint" in trade with South Africa to avoid resentment from countries opposed to apartheid.

Italy faces budget austerity

THE BELIEF that Italy will face a special package of budget cuts and revenue increases later in the year has been reinforced by Mr Giuliano Amato, the Treasury Minister, who has produced a government deficit forecast for 1988 far worse than any previously offered. In a statement to the Senate's budget committee, the Socialist minister also abandoned his original L103,500bn (246.9bn) target for the deficit.



Mr Ozal (left) with Mr Papandreu pictured in Brussels

Greece and Turkey agree fresh conciliatory moves

GREECE and Turkey yesterday agreed fresh moves to improve their rapprochement after their landmark accord last month on patching up their historic differences. Mr Turgut Ozal, the Turkish Prime Minister, and Mr Andreas Papandreu, his Greek opposite number, declared a moratorium on actions likely to create tension and agreed to launch a diplomatic and military joint body to monitor each other's aircraft and naval movements in disputed areas. This comes just a year after the two countries were near open conflict. In a gesture of conciliation towards Ankara, Mr Papandreu lifted Greece's seven-year opposition to the revival of the 1923 Turkey-European Community association agreement. Greece had blocked the revival, needed because of Greece's entry to the EC in 1981, on human rights grounds. Athens's change of heart gives a lift to Ankara's application, lodged last April, to join the EC. He recognised there was still a long way to go before Turkey became a Community member. Yesterday's accords were the result of two days of private talks in Brussels after this week's Nato summit. "We have just started on the long road towards removing any feeling of threat on either side," said Mr Papandreu. "A beaming Mr Ozal said: 'We are doing this because we saw the dangers last year when we came to the brink of war,' referring to a dispute over oil rights

Everyone involved is accentuating the positive aspects of the outcome, reports Alexander Nicol

IT WAS certainly not all that Mexico had hoped. Only 95 out of more than 500 creditor banks will be proud owners of bonds to be issued in Mexico's innovative debt exchange offer. The offer had been hailed as a breakthrough in the 54-year-old debt crisis, allowing debtor countries to benefit from banks' own admissions that their loans were no longer worth their nominal value. Mexico invited banks to tender loans at discounts to face value and to receive in exchange new bonds with a lower principal amount but intended to be more attractive. Mexico would reduce its debt and make interest savings. On the face of it, the results are disappointing. Though Mexico was offering up to \$10bn of bonds, only \$2.56bn will in fact be issued. Instead of accepting bids valuing banks' loans at 50 to 70 per cent of face value as Mexico had clearly hoped to do, it took all those up to 74.99 per cent, very close to the 77 per cent level beyond which Mexico would have made no savings at all. The average accepted price of 68.77 per cent, representing a discount of just over 30 per cent to the face value of existing loans, was clearly higher than Mexico wanted. Nevertheless, all sides are emphasising the positive aspects of what was very much an experiment. The Mexican Finance Ministry said the auction should be considered a success because creditors formally recognised for the first time that there was a difference between the book and market values of its debt. J.P. Morgan, the New York bank which co-authored the transaction with Mexico, said the number of banks which put in bids at 15 per cent higher than it had expected - and the results of the auction "convince us that this was a useful effort". And other bankers, whether or not they had submitted bids, portrayed the deal as a useful step forward resulting in what by normal market standards is a big bond issue. Though they are clearly concerned about the consequences for future Mexican attitudes if the offer was perceived in Mexico as being a sad failure, most feel lessons have been learned from which refinements can be developed to the benefit of both debtors and creditors. The reasons why banks did not bid are quite straightforward. By tendering, many would be forced to accept larger losses than they are yet ready to take. British banks, for example, have probably taken loan provisions of about 20 per cent of their Mexican exposure, according to Bank of England guidelines. Any bid at a wider discount would mean new losses which might not be allowable for tax. For US banks, any bid would mean making a specific provision for Mexican debt, instead of existing general provisions, and therefore deducting the amount from capital. Though Mexico took as a guideline the 50 per cent secondary market price of its debt, most bankers believe the very thin trading in that market, mostly related to debt/equity and other swaps, means prices are not true indications of value. Even if they are prepared to bid, they do not all, virtually none are prepared to do so to such an extent. Moreover, the new bonds themselves will almost certainly fall to a discount to the extent that they trade in the market. Tentative indications yesterday suggested a price of around 80 per cent, though bankers stressed that it was very early to judge where they would settle in the market. The new bonds, though an "exit" vehicle - excusing holders from participation in any future new "forced" loans - still gave 20-year exposure to Mexico, since only principal and not interest would be collateralised by Mexican holdings of US government securities. Despite Mexico's 100 per cent record on interest payments, bankers feel a margin of 1 1/2 points over money market rates does not reflect the risk. Since the Mexican offer was first announced in December, banks have been encouraged to believe that traditional debt strategy has been revitalised by progress in negotiations with Brazil, where officials have acknowledged the costs to the country of its interest payments moratorium and have returned to an orthodox negotiating path. So banks might have been less inclined to forgive Mexican debt than when the debt crisis seemed to be spiralling out of control last year. Some bankers also believe that the operation - which raised many unfamiliar issues because of its very newness - had an over-complex structure.

Mexico's debt swap offer brings mixed results

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LEGAL SHORT NOTICE PUBLIC AUCTION FINAL ABSOLUTE DISPOSAL ACTING ON INSTRUCTIONS FROM A U.S. CONSIGNEE, AN ENTIRE SHIPMENT WITH A MANIFEST OF HUNDREDS OF SELECTED HIGH VALUE GUARANTEED AUTHENTIC CONTEMPORARY, OLD, AND ANTIQUE PIECES IRANIAN & PERSIAN CARPETS & RUGS WHICH WERE AWAITING SHIPMENT ON AMERICA EXPRESS, BILL OF LADING NO 250 29751, BOOKING NO T1082, TO HAVE SAILED ON 5TH NOVEMBER '87 BUT WAS WITHDRAWN DUE TO U.S. CUSTOMS EMBARGO OF IRANIAN GOODS EFFECTIVE 29TH OCTOBER '87 AUCTIONEERS NOTE The rugs and carpets being offered are high value pieces selected out of the above consignment in the hope that the termination of the embargo was in sight. As this did not occur we have now received instructions to clear all remaining pieces at nominal or no reserve. Last and final sale.

Christopher Bobinski looks at proposals to tackle unrest Reunite Armenians, says Medvedev

THE SOVIET authorities should implement policies for a radical improvement in the cultural rights of Armenians in the disputed Nagorno-Karabakh district of Nagorno-Karabakh, and set a fixed date within two or three years for the return of the area to Karabakh, Mr Medvedev suggests, adding that the problem in the area became acute last year when a petition containing nationalist demands was delivered to Moscow and rejected by the Government. At the time, the authorities underestimated the problem, realising it would become an issue for both Azerbaijan and Armenia, Mr Medvedev says. "Now this is a major test for Mikhail Gorbachev; he can emerge from it either weaker or stronger, and it's too early to know the answer," the historian said, after days of demonstrations in Armenia as well as a riot in the Azerbaijani industrial city of Sumgait last Sunday which was reported to have claimed 31 lives. Mr Medvedev, however, draws a distinction between Transcaucasia and the Baltic republics, which have also seen some unrest recently. "The Baltic nations are in conflict with the Russians, and want to leave the Soviet Union, but in Transcaucasia the Russians are in a position to act as mediators between the Azerbaijanis and the Armenians," he says. The Armenians are demanding a territorial transfer, "they don't want to leave the union," he says. Mr Medvedev thus suggests that a "sensible" solution could be found. It would allow the Armenians in Nagorno-Karabakh more cultural rights, including television broadcasts from Yerevan, free sale of Armenian newspapers, the opening of Christian churches which have been closed (in contrast to Moslem mosques attended by Azerbaijanis) and a rail link with Yerevan. Then a date for the transfer of the region to Armenia should be fixed in two or three years "after the passions have died down," he says. Medvedev agrees that there are many similar problems in the Soviet Union. In the Crimea, in Yalta and Sevastopol, the dominant Russians are unhappy about being a part of the Ukrainian republic and he points to previously unreported nationalist disturbances in the early 1980s in Sukhumi on the Black Sea coast as another example. There the Abkhazians, a small separate nation numbering some 30,000, demanded to be transferred from Georgia to the Russian republic. The Brezhnev leadership failed to accept this but did allow them a newspaper in their language as well as a dominant presence in the local police and ensured the election of an Abkhaz as the party first secretary. In a precursor of the Yerevan events of last week the Abkhaz people put forward a delegation of elders and not the Communist Party as their representatives. In Yerevan the vast crowd of demonstrators elected a national committee composed of prominent local intellectuals and it was they who were finally received by Mr Gorbachev last weekend. "This was an important development," Mr Medvedev notes. Mr Gorbachev saw the representatives of the Armenian nation and not Mr Karen Demirchyan, the Communist Party first secretary. Also, the crowds in the square were more willing to heed the committee than the Party. Mr Medvedev is ready to agree that in all probability Mr Gorbachev's critics in the establishment are blaming his policies for such developments. "But Gorbachev doesn't hide the fact that he is no expert on the nationalities problem," Mr Medvedev says, noting that when the Crimean Tatar question came up recently it was left to Mr Andrei Gromyko, now the head of state, to deal with it. Mr Medvedev also compares the way the Soviet authorities are failing to handle the country's developments and the issues at stake to the silence that enveloped the Chernobyl atomic disaster in 1986. "Mr Gorbachev says we must talk about everything openly, we must not hide shortcomings, but we have no idea from the press as to what really happened in Yerevan," he says.

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UK NEWS

Thatcher repulses Labour jibes over Nato

BY IVOR OWEN

MRS MARGARET THATCHER, the Prime Minister, gave a display of withering political firepower yesterday in the Commons, where she scornfully repulsed Labour attempts to ridicule her claim of having assured Nato a modernised nuclear armory.

Mr Neil Kinnock, the Labour leader, who contended she had failed to "get what she wanted" at the Brussels Nato summit, was the prime target of Mrs Thatcher's ripostes delivered at high speed in shoot-from-the-hip style. At one point she accused Mr Kinnock and his supporters of having "no memory, no stomach, no spine and no guts".

This charge, rounding off the Prime Minister's assertion that under Mr Kinnock's leadership Labour had forgotten the lessons of the past and adopted the unilateralist policy of the Campaign for Nuclear Disarmament, clearly infuriated him.

The Labour leader had argued that the ambiguity of the summit communiqué on modernisation, which the Prime Minister had intended as a guise for a multiplication of nuclear weapons, amounted to "semantic anarchy". To cheers from the Labour



Kinnock: infuriated. Ashdown: "wiser heads." Thatcher: scornful

benches, Mr Kinnock maintained that the pressures Mrs Thatcher wanted to exert under the pretext of modernisation would have placed new impediments in the way of changes Mr Gorbachev was trying to achieve in the Soviet Union.

Mrs Thatcher, subjected to persistent barracking by some Labour MPs as soon as she began her statement on the Nato summit, emphasised that Mr Kinnock and his colleagues were "totally

out of step" with Mr Francois Mitterrand, the Socialist President of France, and the rest of Europe's left-wing.

Encouraged by government cheers, the Prime Minister insisted that she had got "precisely" what she wanted at the summit. She said everyone had accepted that Nato's nuclear forces needed modernisation.

Mrs Thatcher dismissed Mr Kinnock's views as "claptrap" and emphasised that the commu-

nication had been negotiated in English and "so it is the English which is the clear version." She went out of her way to praise "our French friends" and was optimistic about agreements for British forces to use French ports in future Nato exercises.

Mrs Thatcher also strongly underlined the differences between the newly-launched Social and Liberal Democratic Party and their former partners who were trying to preserve the

SDP as a separate entity. Replying to Mr Paddy Ashdown, MP for Yeovil and spokesman of the new party who said "wiser heads" in Nato had forced the Prime Minister away from unilaterally seeking to increase the number of nuclear weapons, she argued that neither he nor the new grouping was in favour of Britain having strong defences based on a deterrent, because they had no policy at all.

Dr David Owen, leader of the continuing SDP, emphasised that his party supported a British nuclear deterrent and urged as a confidence-building measure, consideration of creating a European corridor free from short-range nuclear weapons.

Mrs Thatcher noted that Dr Owen's consistent support had - when he was in alliance with the Liberals - stopped short of agreement to replacing the Polaris submarine forces with Trident. The effect, she said, would have been to render Britain's deterrent obsolete.

Mr Eric Heffer, Labour MP for Liverpool Walton, highlighted Mrs Thatcher's dominance by expressing delight that she had not got her "own way" at the Nato summit.

Enterprise Oil outlook brightened by a flare

BY STEVEN BUTLER

THE SIGHT of a big yellow flare atop the Dundee Kingsnorth, a semi-submersible drilling rig in the North Sea, yesterday sent the share price of Enterprise Oil rocketing skyward.

Enterprise, the independent exploration and production company, is operating the rig on block 22/11 of the North Sea, about 10 miles south-east of the giant Forties field, from where the flare could be clearly seen.

It offers the first evidence that Enterprise has found oil beneath the seabed. Yet a flare above a drilling derrick, which oil companies have been known to light just to keep everybody guessing, will not quell the enormous speculation that has surrounded this particular drilling project.

In early December, Enterprise surprised the oil community with the announcement that it had amassed a 100 per cent interest in the exploration acreage through a package of asset swaps, and taken on a risk few independents would dare.

"We're not yet in a position to make a sensible statement," Enterprise said in a terse official, anxiously awaiting definitive test results from the well. Enterprise has been slightly embarrassed by all the attention. Enthusiastic speculation had suggested it was likely to find as many as several hundred million barrels of oil, without any solid evidence.

The company has grown worried that a failure to come up with a big find could send its share price plummeting as fast as it went up yesterday, though the company is big enough to withstand a few dry holes, which are the normal result of test drilling.

This week, the final phase of testing the second of the wells drilled at the site began. The well would be opened up and the flowing oil burned off - creating a flare. The flare in this case was not a ruse.

The rate at which the oil flows is used to estimate the size of the reservoir and to assess the attractiveness of further appraisal drilling.

However, before the company could complete the flow test, the winds whipped up the North Sea. With huge waves heaving the Dundee Kingsnorth up and down, Enterprise had to pull its gear out of the hole and wait for better weather.

Core samples from the wells had shown the presence of hydrocarbons, but were ambiguous about how deep, and therefore how large the reservoir of oil was. Electronic probes proved more encouraging, but it will be the flow test that provides a definitive answer.

Enterprise plans to go ahead as soon as the heavy seas subside. It will break with usual procedure and announce flow test results from one hole before it conducts the same test on the second hole. That could mean an announcement next week... weather permitting.

Enterprise Oil shares closed up 18p at 316p.

Crash has 'no effect' on price of houses

BY RICHARD WATERS

HOUSE PRICES rose sharply last month, providing extra evidence that the stock market crash has had little effect on demand. The rise also casts doubt on predictions that house price inflation would decrease this year.

The indication of the size of the increase in prices comes from the Halifax, Britain's largest building society. Its monthly index shows that in the year to the end of February, prices across the country rose by 15.3 per cent compared with 15.3 per cent at the end of last year.

This means that the average house at £50,000 has passed the £50,000 barrier for the first time. Although an increase is usual at this time of year, its scale is "particularly marked." In the last three months, for instance, prices have increased by 3.3 per cent, significantly more than the 2.7 per cent of the same period last year.

The Halifax has predicted price increases of about 15 per cent for this year. This compares with the more pessimistic 10 per cent to 12 per cent expected by other societies. The Halifax Centre recently said that London prices could fall to as little as 6.7 per cent.

An increase in price inflation is reported in most areas of the country. East Anglia experienced the most dramatic growth with the price of houses going up 40 per cent on average. In the Midlands, prices are said to be rising faster than the 14 per cent 15 per cent reported at the start of the year, while all northern districts have seen "some slight strengthening." But the rate of growth in the north is still well below the national average. The fact that many would-be first-time buyers cannot afford to get onto the housing ladder has kept down prices for those who can.

Court ready to postpone Raper contempt decision

BY RAYMOND HUGHES, LAW COURTS CORRESPONDENT

A HIGH COURT judge yesterday offered to postpone his decision with interest to about £10m, is being made in Isle of Man proceedings in which Gasco is claiming around £12m damages from SIB, alleging that the loan was taken in prematurely.

Neither Mr Raper nor Mr Allen has been in court for the contempt hearing and the judge has been told that their lawyers do not know where they are.

On Wednesday, after being told by the liquidators' lawyers that Mr Raper was in England, the judge issued a warrant for his arrest. Mr Raper has not, however, been found.

Sir Nicolas said yesterday that Mr Allen was clearly "very much the underdog" and a "very minor fish" compared with Mr Raper.

The judge, who had been told by Mr David Ashton, counsel for the liquidators, that about £1.33m of the £2.5m had still to be recovered, said that the court was concerned to ensure that, if SIB succeeded in the Isle of Man litigation, there would be money against which it could enforce its judgment.

That would be produced if Mr Raper repaid the £1.33m. "To ensure that justice is done to SIB I would be prepared to stand over the final hearing of these contempt proceedings if - but only if - £1.33m were remitted into court in this country so as to secure SIB's rights."

The undertaking was given in an action in which SIB claimed repayment of a \$4.2m loan made to a number of Gasco companies in 1981. The hearing continues on Monday.

Red Rose Radio board supports Oyston offer

BY RAYMOND SNOODY

THE BATTLE for control of Red Rose Radio, the profitable Lancashire commercial radio group, has entered the final round.

Last week Mr Owen Oyston, the millionaire and former chairman, issued an offer document for all the shares at 150p, but advised shareholders not to accept because he had enough promises of support to give him control of the company.

The Red Rose board has issued its response, advising shareholders to accept the offer because it is such a good deal, even though it puts the final nail in their coffin.

The existing board, advised by N.M. Rothschild & Sons, the merchant bank, said the cash offer represents 30 times earnings per share of 45p and is high in relation to Red Rose profits and assets and the value of other quoted commercial radio stations.

With three exceptions, board members are accepting offers for shares totalling 77.5 per cent. These include, it is believed, Mr David Maher, managing director. Sir Frank Pearson, Red Rose president, in a letter to shareholders, recommended that they accept the offer "without hesitation" and said he intends to resign from the company.

The offer closes on March 15.

Prime Minister replies to critics of NHS funding

BY PETER RIDDELL, POLITICAL EDITOR

MRS MARGARET THATCHER yesterday counter-attacked strongly over recent criticisms of the Government's health service record by the cross-party Commons Social Services Committee, which have been taken up by the Labour leadership.

In a report last Tuesday, the committee, on which Conservative MPs have a majority, called for the injection of new resources into the NHS and the full funding by the Treasury of next month's pay award to nurses.

In a letter yesterday to Mr Neil Kinnock, the Labour leader, Mrs Thatcher dismissed a number of the committee's recommendations about the extent of the under-funding problem and seek-

Young Tory chairman elected

By Our Political Editor

A MAINSTREAM candidate last night won the chairmanship of the National Young Conservatives, to the relief of the party leadership, but amid mutual recrimination and allegations by both sides of irregular electoral practices.

The election has been a bitter fight between the mainstream existing leadership of the Young Conservatives and a free market right-wing group, some of whom were previously involved in the now disbanded Federation of Conservative Students and who criticise the Government over foreign policy, the extent of privatisation and the Anglo-Irish agreement.

The main significance of these arguments is that they provide public embarrassment for the normally cohesive and loyalist Conservative Party, opening the way for allegations of extremism. The Young Conservatives, though in decline numerically for several years, still provide an important influx of local activists and future MPs for the party.

Mr Martin Woodroffe, the mainstream candidate, beat Mr Andrew Tinney, who describes himself as the Thatcherite candidate, by 62 votes out of 472 cast on 96 per cent turnout.

Last night, there were immediately charges and counter-charges, with Mr Woodroffe claiming that Mr Tinney's backers had indulged in high pressure campaign tactics including free drink receptions and extensive use of direct mailing. He said there needed to be a review of the constitution of the Young Conservatives to clarify who can vote and limiting expenses in elections.

By contrast, Mr Tinney alleged that malpractices in the conduct of the ballot invalidated the result. He said that as Conservatives, "we cannot condemn misconduct in trade union elections on one hand and tolerate just such practices in the party itself."

Action on growing trade account deficit urged

BY IVOR OWEN

MR AUSTIN MITCHELL, a Labour spokesman, urged the Government to take practical steps to deal with the UK trading account's growing deficit, in the Commons yesterday.

He joined Mr Paddy Ashdown, Social and Liberal Democrat MP for Yeovil, to complain.

They said the Trade and Industry Department had devoted more effort to the public relations campaign promoting its recent so-called enterprise initiative than to the economy's real problems.

Mr Mitchell criticised the spending of £2m on the advertising campaign supporting the enterprise initiative. He called the white paper announcing it half-baked and inadequate.

He said, scolding at the performance of Lord Young, Trade and Industry Secretary, that the minister's only response to the basic problems stemming from Britain having become a net importer of manufactured goods was to advertise.

Mr Ashdown said a fifth of Britain's industrial base had been destroyed since the Tories returned to power in 1979. He called for an industrial strategy which, while avoiding the indicative planning tried by past Labour governments, showed the way to the future.

He said action was needed to stimulate long-term investment and to reverse regional imbalance, particularly south-east England's growing dominance. Mr John Butcher, Under Secretary for Trade and Industry, said government policies had revitalised the economy from the position inherited in 1979 when, in soccer terms, the danger of relegation loomed.

He said a midtable position had now been reached "and we now have to decide whether to go for the championship."

Mr Hugh Dykes, Tory MP for Harrow East, criticised government proposals for privatising the electricity supply industry.

He said: "To tamper with an enormously successful and carefully built up entity, namely the Central Electricity Generating Board, so lightly is silly."

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Sale Tilney RECORD PROFITS AND EARNINGS. Year to November 1987 1986 Increase. Subject to Final Audit £900 £900. Profit on ordinary activities before taxation 7,329 5,169 +42%. Earnings per share (net) 21.1p 19.2p +10%. RECORD DIVIDEND. Payment of a final dividend of 6.0p per share is being recommended on the ordinary share capital. FUTURE PROSPECTS. "I would emphasise the sound financial position of your company as we move forward into more uncertain times. I have every confidence that we will acquire ourselves well in the current year, even though the markets in which some of our divisions operate are, for the moment, less buoyant."

TWO KEY DATES FOR THE MOTORING WORLD. Barcelona, from 30th April to 5th May, 1988. EXPOMOVIL. All spheres connected with integrated transportation and the automobile industry. Barcelona, from 13th to 21st May, 1989. CAR SALES in the UK reached a record level last month with a rise of 7.43 per cent.

Best's move to appeal on shares conviction refused. FINANCIAL TIMES REPORTER. MR KEITH BEST, the former Conservative MP, was yesterday refused leave to appeal against his conviction of dishonestly making multiple applications for British Telecom shares.

Shut pits or boost coal subsidies, say MPs. BY MAX WILKINSON, RESOURCES EDITOR. THE GOVERNMENT MUST make a choice between more subsidies to the coal industry or pit closures when electricity is privatised, an all-party committee of MPs said yesterday.

Car sales in February rise to record level. BY KEVIN DONE, MOTOR INDUSTRY CORRESPONDENT. CAR SALES in the UK reached a record level last month with a rise of 7.43 per cent.

Enterprise Oil outlook brightened by a flare. BY STEVEN BUTLER. THE SIGHT of a big yellow flare atop the Dundee Kingsnorth, a semi-submersible drilling rig in the North Sea, yesterday sent the share price of Enterprise Oil rocketing skyward.

Crash has 'no effect' on price of houses. BY RICHARD WATERS. HOUSE PRICES rose sharply last month, providing extra evidence that the stock market crash has had little effect on demand.

Prime Minister replies to critics of NHS funding. BY PETER RIDDELL, POLITICAL EDITOR. MRS MARGARET THATCHER yesterday counter-attacked strongly over recent criticisms of the Government's health service record.

Young Tory chairman elected. By Our Political Editor. A MAINSTREAM candidate last night won the chairmanship of the National Young Conservatives, to the relief of the party leadership.

GRANVILLE SPONSORED SECURITIES. High Low Company Price Change Div Yield % P/E. 206 133 Ast. Brl. Ind. Ordinary 107 -1 8.9 4.8 7.3. 207 145 Ast. Brl. Ind. CULS 107 -1 10.0 5.3. 41 25 Arrivage and Rother 28 0 2.1 3.7 8.8. 142 58 Design Group (GSM) 25 0 2.7 1.7 11.3. 109 108 Bardon Group 158 -0 2.2 3.3 11.3. 106 95 Bry Technology 144 0 4.7 3.3 11.3. 281 130 CCL Group Ordinary 257 0 11.5 4.5 6.4. 147 99 CCL Group 11% Corp. Pref. 112 0 15.1 11.5. 171 130 Carverham Ordinary 130 0 5.4 4.1 11.3. 104 91 Carverham 7.5% Pref. 102 0 10.3 10.1. 104 91 Carverham 7.5% Pref. 102 0 10.3 10.1. 143 60 Gls Group 60 0 3.7 1.9 5.4. 104 59 Jackson Group 90 0 3.4 3.8 9.9. 780 300 Mullinside NV (GMSD) 332 0 10.4 3.1 13.2. 88 35 Razer Holdings (SE) 193 0 6.6 1.4 9.4. 115 83 Royal Wds 10% Pref (SE) 115 -1 15.7 11.9. 91 46 Robert Jenkiss 46 -0 2.4. 2.4. 204 67 Torley & Carrillo 120p 0 5.5 4.4 31.8. 71 32 Trevian Holdings (USAN) 59 -2 2.7 4.7 6.2. 131 41 Unilever Holdings (SE) 66 0 3.0 4.5 10.2. 264 113 White Alexander (SE) 245 -0 16.4 4.8 67.1. 245 190 W.S. Yates 175 -0 5.8 3.3 13.0. 170 67 West Yanks. Ind. Hsp. (GSM) 135 0 6.2 4.6 12.7.

UK NEWS

Steven Butler looks at taxation of unleaded petrol in a Budget series Chancellor urged to take lead on fuel of the future

NIGEL LAWSON, Chancellor of the Exchequer, can be grateful that he has at least one easy choice on his tax agenda for this year's Budget message - the introduction of a wider excise tax differential that would make unleaded petrol less expensive at the pump.

It ought to be easy because the measure is supported across the spectrum, from environmental groups to the oil industry. Even government revenues need not be affected significantly if the adjustment is set properly.

Environmental groups want to eliminate the biggest source of poisonous atmospheric lead. Some 2,000 tons of lead enters the atmosphere annually from car emissions in the UK, although this figure is about a quarter of the level a decade ago, before government regulations reduced the use of lead additives.

Lead compounds improve engine performance by reducing engine knock and allowing for higher compression ratios, thus yielding greater power and efficiency.

In spite of these benefits, the oil industry has accepted the inevitability of the transition to unleaded fuels, and is seeking the most economic means to accomplish this. The motor industry also appears to have dropped opposition to the leaded petrol. But that has not been enough to encourage more than token sales of the product.

Last year, Mr Lawson took a first step when he introduced a 5p-a-gallon cut in the tax on unleaded petrol. The result at the pumps was to lower the price of unleaded to a point equal to or below that of leaded petrol. But that has not been enough to encourage more than token sales of the product.

The FIA believes a much larger differential, which, as in West Germany, could gradually come down, would be needed to provide an incentive to encourage rapid adoption of the new fuel.

West German consumption of unleaded did not grow quickly until the tax differential was increased from about 7p to 12.5p. The differential in the first half of 1987 was 10.5p, when unleaded petrol sales accounted for about 22 per cent of the market.

The differential will be eliminated in 1990, when unleaded sales could account for half of petrol sales.

The Petrol Retailers Association has called for a 30p differential on the tax. This would be enough to compensate for the lower performance of unleaded, the cost of adjustments to the engine that many cars would require, and to add an incentive as well.

No one believes, however, that a price differential alone is enough. Many cars on the road would sustain serious cylinder valve damage if run on unleaded for the absence of time and others would require internal adjustments.

Confusion over the issue was amply demonstrated in the results of a survey by Jet Petrol, the Conoco subsidiary. Jet found that more than half of motorists did not know which cars could take unleaded and, more alarming, 36 per cent of dealer's staff did not know.

Jet, incidentally, does not yet market unleaded in the UK, although it has introduced unleaded refuelling capacity.

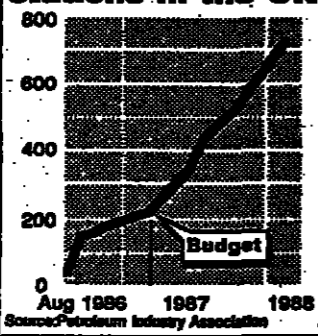
"We have a big educational problem," admits Mr Berwick. "The education of the motorist is just as vital as the fiscal incentives."

Still, Mr Berwick believes the problem can be exaggerated since most motorists would only have to check charts at petrol stations just once for their own car. About 10 per cent of cars on the road at the end of 1987 could use either leaded or unleaded petrol, while 15 per cent could be easily returned to use unleaded.

ment of the 1983 Finance Act to permit a 25 per cent annual writing-down allowance on equipment for export owned by a UK leasing company. At the moment the allowance is 10 per cent.

The association wants amend-

Unleaded petrol stations in the UK



Source: Petroleum Industry Association

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EMPLOYMENT

Sogat claims historic deal for women in printing

By Philip Bennett, Labour Editor

LEADERS of the print union Sogat '83 are claiming a breakthrough in conditions for women with a 6.6 per cent pay deal they are recommending for acceptance by employees in the general printing industry.

Sogat said the agreement, covering about 90,000 printing employees directly or indirectly, included provisions for women in two areas. Women make up about one-third of the employees affected by the provisional deal.

First, the union said it had secured its claim for cancer screening facilities for women. All female employees covered by the agreement with the British Printing Industries Federation will be entitled to on-site breast and cervical cancer screening facilities during working hours, or time off with pay for these arrangements.

Second, the agreement includes a joint statement of guidance on equal pay, which says men and women have the right to be assessed against the same criteria and to be paid the same rate where they meet it.

Sogat sees this as a step towards securing an industry-wide equal pay for equal value agreement, rather than fighting a series of cases through industrial tribunals.

Miss Brenda Dean, Sogat general secretary, said: "We now believe Sogat leads the way on national agreements covering cancer screening for women."

She described the screening provision as "an important landmark in the history of trade union negotiation."

The deal, which will be put to a ballot of the union's members in the printing industry, gives weekly increases for adults of 57.05 to 57.97, and sets a minimum earnings level of £118.54 in the provinces and £128.10 in London.

Other provisions include a further day's holiday and bereavement leave, and a requirement on printing companies to encourage sick pay schemes at home level.

Civil service union leaders are encouraging all their members to sign a petition requesting the Government to introduce for all women civil servants the free provision of work-based cancer screening facilities and education.

Call for minimum pay to match needs of part-timers

By John Gapper, Labour Staff

WAGES councils should set minimum pay rates matching the needs of part-time employees living in the least costly parts of the country and who are not the family's main earner, according to employers in the cafe and restaurant industry.

The argument, made in a submission to the Unlicensed Place of Refreshment Wages Council, follows protests by retail employers at the level of wages council settlements. It was described by the GMB general union as outrageous.

The UPR wages council provisionally raised the minimum wage for 115,000 workers by 4.5 per cent after hearing the employers' argument that it was no longer responsible for maintaining "reasonable standards of remuneration."

The Confederation of British Industry is consulting its members over whether they support the 26 wages councils, which set minimum wage rates for employees over the age of 21, following protests by some retail employers.

However, the UPR wages council argument may be adopted by other employers worried that councils have not fully adjusted to the 1986 Wages Act, limiting them to setting minimum pay rates and maximum employee accommodation charges.

The UPR employers' side said it was "dismayed and extremely concerned" by a "grossly excessive" workers' claim for increases in the minimum hourly rate from £2.10 to £3.50 and in the overtime rate from £3.15 to £5.25. The council's role was to set pay rates appropriate to "a part-time employee who is not the main breadwinner of the family and is working in the lowest cost area of Great Britain," it said.

It said the claim would have "a disastrous effect on the future of the industry" and instead suggested that the hourly rate should be set at £2.19. It was eventually set at £2.20, with an overtime rate at £3.30.

Mr Colin Forbes, leader of the employers' side, said he thought the independent members of the wages council had accepted the argument that the rate was intended as "a safety net rather than the going rate."

Mr Mick Fisher, GMB national officer for hotel and catering, said the employers' argument implied the pay of workers in the sector could safely be restricted because many were women working part-time.

The GMB has accepted a 4.5 per cent minimum rise for about 400 permanent staff at Butlin's holiday company, after a ballot produced only a narrow majority in favour of taking industrial action to resist it.

made it perfectly clear since the beginning of February that the company has made its final offer so we were surprised to hear that the unions were asking for more money."

For its part, the management had suggested that the unions should conduct a second ballot of their members to determine the level of support for the strike, but the unions rejected the idea.

The company said it was becoming increasingly likely that it would have to reduce the size of its offer as the strike went on. "The dispute is damaging the company and reducing our ability to pay it."

British Rail's eastern region services to and from London's Liverpool Street are expected to return to normal today following a 24-hour strike yesterday by train drivers over a regrading and safety dispute, which caused severe disruption to services.

Land Rover said yesterday that the unions had asked for part of the weekly attendance to be consolidated into basic pay during the Acas talks. This had also asked for a higher increase in basic rates in the second year of the deal.

The company said: "We have

continuous retraining, it says.

Mr John Cope, the Employment Minister, criticised companies which had not developed coherent training programmes. He said surprisingly few employers were tackling skill shortages with training programmes.

He said: "Just as the Government has adopted policies to give the unemployed and the young the skills they need for jobs, company policy must now respond to the growing demand for skills."

IDS Study 405, Retraining. Available on subscription from IDS, 193 St John's Street, London EC2V 4ES.

Ms Anita Walker has joined SCHOFFELDS (YORKSHIRE), department store subsidiary of Claydon Properties, as assistant managing director. She was general manager of fashion for the Lewis group.

Mr Steven Mitchell, assistant general manager of BARNESLEY BUILDING SOCIETY, has been appointed an executive director on the board following the retirement of Dr Stanley Kaca.

NATIONAL TELEPHONES GROUP has appointed Mr Richard Hall as group financial director. He was group financial director, IFL, Information Technology.

Mr Jeffrey Hodson has been appointed as financial director, a newly-created post, of the UNITED OVERSEAS GROUP. He was a partner with Stanley Spofforth and Co., the company's auditors.

Following the merger of Babcock International with FKI Electricals, FROUDE CONSIGN, part of the newly-formed FKI Babcock group, has appointed Mr Glen Hurst as director, contracts, and Mr Allen Turner as director, production.

Mr Norman Drummond, who retired as under secretary with the Department of Economic Development, Belfast, last year, has been appointed to the board of HARLAND AND WOLFF as a non-executive director.

Mr Tony Inchley has been appointed managing director of LINREAD's commercial products division. He was a main board director of Automotive Products.

Mr Avrom Sheer, director of legal practice at Warwick University, has joined MACFARLANES as director of training.

Mr Victor H. Watson has been appointed vice president of LEEDS & HOLBECK BUILDING SOCIETY. He is chairman of John Waddington, Leeds, and of John Foster & Son, Queensbury.

THE WM COMPANY, Edinburgh,

Land Rover threat to reduce pay offer

By Richard Tomkins, Midlands Correspondent

LAND ROVER'S management yesterday redoubled its efforts to break a two-week-old pay strike at its Birmingham production plant with a warning that its pay offer might be cut if industrial action continued.

The threat followed the breakdown of exploratory talks held yesterday morning under the auspices of the Advisory Conciliation and Arbitration Service at its Birmingham office.

Management and unions held separate meetings with Acas officials, but neither side gave ground and the discussions ended in deadlock after three hours. No further talks are planned in Birmingham.

About 6,000 production workers have been on strike since the beginning of last week over a pay offer which the management says is worth 14 per cent over two years. The workers unions say the offer is worth only 8 per cent in new money over the period because it partly consolidates bonus payments already being received.

Land Rover said yesterday that the unions had asked for part of the weekly attendance to be consolidated into basic pay during the Acas talks. This had also asked for a higher increase in basic rates in the second year of the deal.

The company said: "We have

Ford to invest £3.4m in training centres

By Charles Leadbeater, Labour Correspondent

FORD of Britain is to spend more than £3.4m to develop open learning centres at each of its 22 UK plants, in one of the largest investments by a company in open learning.

The centres are designed to allow employees easy access to training facilities outside work hours. Workers will use video, computer-based training and more traditional teaching methods to learn a range of work-related skills, ranging from numeracy and literacy to those of a professional standard.

The investment in the centres follows the opening in 1986 of the company's Technical Training Centre at Dagenham, which last year trained more than 1,500 employees.

Details of the company's plans are disclosed in a report on retraining of employees by Income Data Services, the labour market research company.

Most employees are trained only on short induction programmes when they start a job, we want to part and make no contribution, the system has to say, well, if that is your view, that's a free choice you're making - but don't expect us to pay you to do nothing when there are lots of valuable things we'd like you to do."

His statements are the furthest any senior Conservative figure has gone in support of workfare.

APPOINTMENTS

Bearings company formed

Following the "buy in" at RHP Bearings in December, divorcing the bearing manufacturer from the original RHP Group, a new management structure has been established. A holding company, temporarily named AJB INDUSTRIES, has been established in RHP Bearings' headquarters at Newark, Nottingham.

Mr Alan Bowker, as chief executive. Other directors are Mr Ian Galoway, managing director, RHP Bearings; Mr Roy Hammond, who has joined from Boulton & Paul as group manufacturing director; and Mr Gavin Morris, from Bain & Co., of the US, as group commercial director. Mr Paul Stevenson, financial director of RHP Bearings, will act as company secretary of AJB.

P-E INTERNATIONAL has appointed Mr John Flatt to its board as finance director. He was finance director with Systems Designers.

SINTECOM, Reading, has appointed Mr Jim Watts as group marketing and business development director. He joins from Datapoint Corporation where he was managing director of its New Zealand subsidiary.

Mr R.W. Apled has joined the board of DELANEY GROUP, Birmingham, as operations director. He was with the Delta Group, where he was managing director of the components sub-division.

Mr Norman Drummond, who retired as under secretary with the Department of Economic Development, Belfast, last year, has been appointed to the board of HARLAND AND WOLFF as a non-executive director.

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Saturday March 5 1988

Challenge for Europe

"JOY SHALL be in heaven over one sinner that repenteth, more than over ninety and nine just persons, which need no repentance." That is the natural response to the statement this week by Mr James Baker, the US Treasury Secretary, in support of exchange rate stability and against any further fall in the value of the dollar.

The commitment of the US monetary authorities to stabilisation of the dollar was proved in the early part of January by their co-operation in successful intervention by the central banks. None the less, Mr Baker's formal statement adds a valuable element. Since Mr Baker has often used the threat of dollar devaluation as a stick with which to beat his creditors, they will be pleased to see the cat laid aside.

US deficit

The problem remains that US resistance is likely to prove temporary. The question is whether voluntary private finance of the US external deficit can be found on the required scale. It could be found if the US were prepared to orient its monetary policy to that end, regardless of the domestic cost. But whatever the Secretary of the Treasury may say now, that is most unlikely to remain the US priority in an election year. The intention to be good may not long outlast the temptation to revert to the old ways.

Mr Nigel Lawson's and Mr Baker's grandiose Secretary of the Treasury management last September were not so much unimpaired as ill-timed. More immediately relevant is what Western Europe can do for itself. On this, there have recently been two interesting reports from the Centre for European Policy Studies in Brussels, one on the European Monetary System and the other entitled Two-Handed Growth Strategy for Europe.

The latter report risks the remark that "we feel safe in concluding that the political difficulties of co-ordinating policies at a world level are such that the effort may scarcely be worthwhile." Furthermore, "it would be futile to aim at finely-tuned co-ordination of economic policies between Europe, the US and Japan." It is believed that Europe should assume responsibility for its own economic policies and regard itself as an autonomous economic entity.

This is a simple piece of unconventional wisdom. It is correct because, as the CEPS report shows, the European Community as a whole is quite closed enough to pursue an independent policy, provided that the policy is itself a sensible one.

Instead of complaints about the US one would like to see positive initiatives from the European countries. The two hands

referred to in the CEPS paper are those of supply and demand. While lip-service is paid to supply, the authors convey the impression that demand matters most, the main recommendation being fiscal expansion in Germany, France and the UK, combined with exchange rate stability through the EMS.

Four points are worth making. The first is that the EC must build on the success of the EMS in stabilising exchange rates and reducing disparities in inflation among the member countries. The EMS has shown that exchange rate management can work if governments want it to.

Secondly, as capital controls are removed within the EMS, it will become increasingly difficult to operate without greater international co-operation. The EMS is, therefore, likely to evolve towards permanently-fixed exchange rates among its members, which means that rates of inflation within the region must not merely converge, but become virtually identical.

Thirdly, the loss of monetary autonomy in all but one country means, in practice, that the Bundesbank controls European monetary policy. It is argued that the Bundesbank's policy imposes deflation on Europe, but this seems unfair. The Bundesbank has provided price stability. Since it is quite unlikely that a conscious policy of inflation would bring greater growth to Western Europe in the longer term, the Bundesbank's credibility in monetary policy is a valuable asset, not one to be lightly cast aside.

Finally, the two-handed policy for the EC should focus on the use of fiscal policy for demand stimulus, especially in West Germany, with its huge excess supply of savings. Pace the authors of the CEPS report, the UK is in no position to risk further stimulus. Along with the fiscal stimulus, there should be vigorous efforts to liberalise the internal market, free external trade, especially agriculture, in the context of the Uruguay round of the Gatt, and remove obstacles to the functioning of markets within each economy.

What role should the UK play? It can at least commit itself to the EMS, the only game in town as far as exchange rate management is concerned. Meanwhile, the Europeans should welcome the repentant stoner across the Atlantic, but would be well advised not to hope for too much. When the EC has regained economic dynamism as well as exchange rate stability, true US resistance will be marked by an application from Mr Baker's successor for associate membership of the EMS.

The company has been able to afford this expensive long-term investment largely because its military business throws off plenty of cash. It has been helped by government interest-free loans which will receive £400m for its investment in the A330 and A340 airliners, for example - and it also had a £178m rights issue in 1985, but the programme has essentially been underpinned by the profits flowing out of products such as the Tornado fighter-bomber, the Harrier vertical take-off fighter-bomber, the Hawk trainer and the Rapier ground-to-air missile. This formidable array of weaponry undoubtedly accounted for the City's enthusiasm for the company until May of last year.

The plunge in the company's stock market valuation since then, a period in which the share price has been virtually halved from \$89 to \$50, says a lot about current perceptions both of the defence sector and the group's tricky shift towards a broader product base.

On the defence side, the period of strong growth in government expenditure, which marked the early 1980s, is now clearly over, while the authorities are moving away from cost-plus contracting methods which used to give a virtual guarantee of profit. "Defence spending is going down in real terms, and more funds are being diverted towards the navy," says Mr Gerald Rhyss, an academic who has worked on several House of Commons Industry Committee enquiries.

There is only one big new military aerospace project, the European Fighter Aircraft, under consideration at present, and this demonstrates the difficult nature of the new challenges facing BAE. The aircraft offers great potential for profits for companies that can capitalise on the requirements of its unique 900-aircraft programme. But for BAE it is far from a panacea. It will demand, for the first time, very high investment in new mass production techniques, while over half the value of the aircraft will be accounted for by electronic avionics equipment, an area in which BAE has a limited manufacturing presence.

Up to now, there has been little sign that these pressures are making much of a dent in BAE's military equipment business, although the picture will be clearer, within a few weeks, after the announcement of last year's figures. According to the 1986 accounts, it achieved operating returns of about 18 per cent on both its military aircraft activities and its guided weapons and electronic systems division, which both generated trading profits of about £140m. But what analysts have been watching of late is not so much profits as the ability to generate cash.

In the last three years, BAE has produced cash like an alchemist who has finally cracked the formula for gold. Admittedly this period brought in the £178m of rights issue funds, but total net cash inflow amounted to much more - a total of about £740m.

There are, however, doubts about the durability of this. It is felt that the more stringent policies now being

Terry Dodsworth looks at BAE's existing businesses in the light of its proposed takeover of Rover Group

"WE CANNOT just go on rationalising our industry in this country. Business is about taking risks, about developing new products and adding value to those products... We shall be a force in both manufacturing and engineering, and more so than those companies that have been criticised recently for sitting on their cash."

After 48 hours of justifying one of the most radical restructuring moves to have been launched on British industry in decades, Professor Roland Smith, chairman of British Aerospace, is virtually word perfect. Big, affable, still relaxed enough to sip in the occasional professional criticism, he hammers home a simple message to explain BAE's extraordinary offer for the Rover car group: BAE is, he says, moving from a position of strength to broaden its asset base and give itself a deeper cushion against cyclical swings in any one sector. Those who cannot see the potential of Rover simply have not looked at its recent performance.

"We need a portfolio of businesses with sufficient balance to generate increasing earnings per share year by year," Prof Smith says. "We have businesses like space and communications which are on the frontiers of technology, but it is no good being on those frontiers if you don't have mature operations which are making profits. It's just like being a professor and not being able to make money out of that."

The concepts that led to the Rover decision predate Prof Smith's brief nine-month stint at the company by several years. They go back to 1975, when BAE, then in public ownership, concluded that its business had become too dependent on the defence sector. The outcome was a move back into civil aviation, after a 17-year gap, with the short-range 146 "quiet" regional jet.

BAE did not expect to make quick profits on the entry to the civil market. Indeed, if one were looking for evidence in Britain of the kind of virtues that Europeans frequently find in Japanese industry - long-term thinking, willingness to take a risk on high technology and the determination to put cash to work - it would be hard to find a more apt example than BAE. It may well be 1995, the company believes, before it makes any significant returns on its civil activities. By then, its production will be firmly based on the European Airbus range; BAE has a 20 per cent stake in the Airbus Industrie joint venture, and makes all the wings for its various aircraft.

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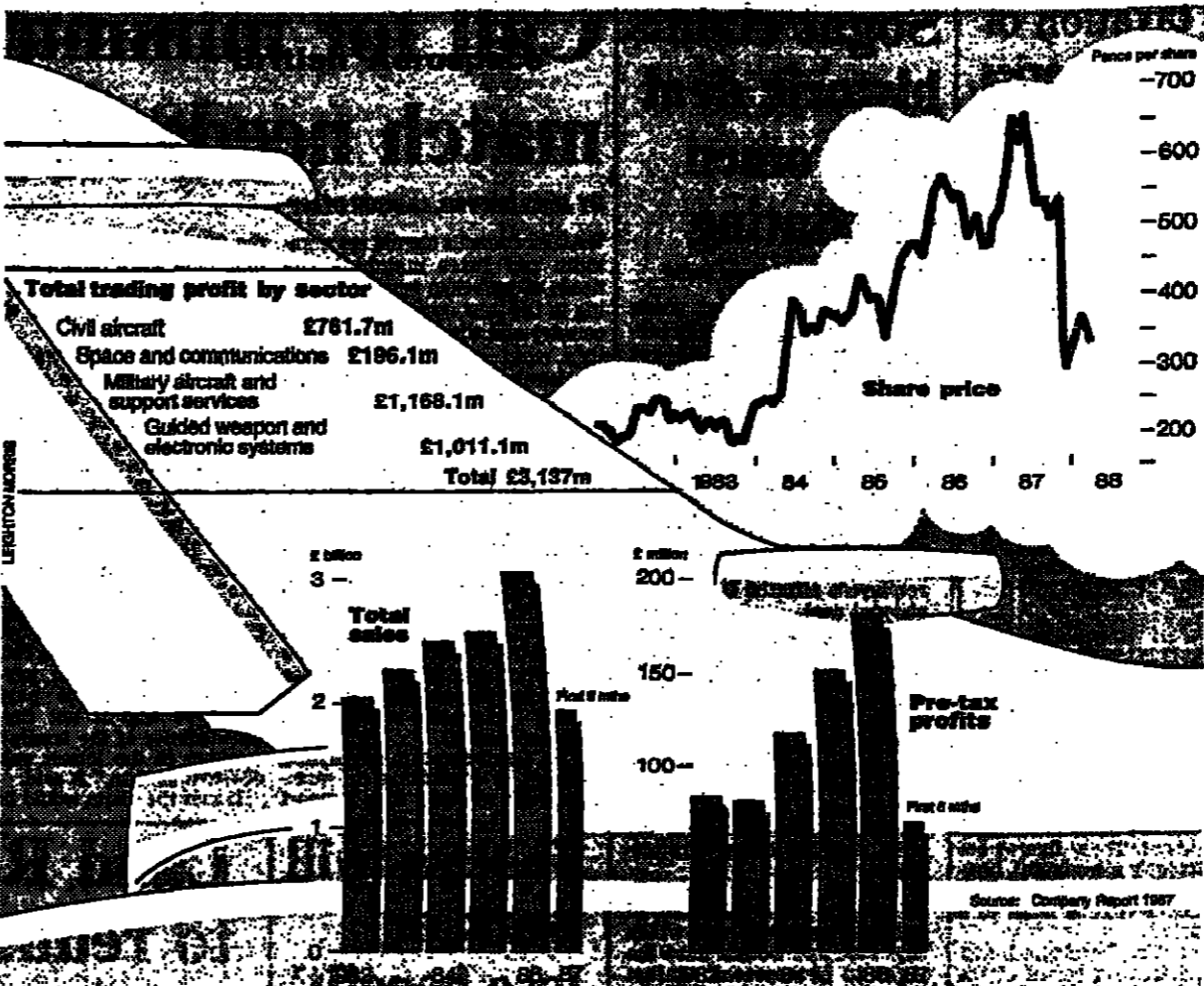
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There are, however, doubts about the durability of this. It is felt that the more stringent policies now being

introduced by the Ministry of Defence may squeeze the amount of up-front money that is available, forcing military contractors to fund more of their projects from their own resources. Moreover, a large element of the inflow is in the form of advances on future deliveries, particularly the 25th Tornado order the company won in Saudi Arabia. These advances eventually slip out of the cash pile into work-in-progress and there is no certainty that they will be replenished by new orders.

At the same time, the move towards building up the civil operations may soon begin to eat on the other side of the cash equation, sucking out funds



The risks of taking a longer view

part of its joint projects with Honda. The expectation is that Rover will stand on its own feet, while remaining dependent on the Honda alliance for new products.

"Everything depends on the way the deal is structured," says Mr Rhyss. "BAE might have the cash to develop a new Land Rover, but it could not spend \$1bn on developing a new car in the way that Ford does."

Second, says Prof Smith, BAE has a strong range of products, illustrated by its record order book of £10bn and its success in overseas markets. Last year, the aircraft company was Britain's third largest exporter after BP and ICI with sales of £2bn, illustrating the way in which the aerospace industry has come to equal and in some ways overshadow the role of the motor business in the British manufacturing economy.

Some industry specialists argue that BAE's size and product base put it in a better position than component manufacturers to defend itself against a squeeze on defence spending. "The companies that have a lead role in projects will be the best placed over the next few years," says a consultant, "because they have the power to select the higher value-added parts of the programmes for themselves."

Third, profits ought to bounce back after the 1987 figures. To some extent, the longer term performance will continue to depend on the dollar; BAE and Airbus have to sell in dollars in competition with Boeing of the US everywhere in the world, so the opportunity to raise prices is limited. It can, however, act on costs, an area where some critics believe it has moved too slowly compared to companies such as Rolls-Royce, even though it has virtually doubled sales per employee since 1981. BAE concedes that it does not yet match the productivity performance of Boeing, which has the advantage of longer production runs, and it has recently announced a drive to tighten up on suppliers and its use of working capital.

Fourth, the acquisition of Rover would take the group a further large step down the road to diversification. The aim eventually is to have turnover split equally between the military and civil markets, with a portfolio of products at different stages of maturity, in industries with somewhat different growth cycles. The Royal Ordnance acquisition, for example, has given the group a company with products that realise investments in a matter of months rather than the 15 years it takes to gestate a new aircraft and bring it through into profit.

BAE would also emerge from a deal with Rover as a very large company with, it believes, added clout in international markets. Its combined group turnover would amount to around £7bn, some £2bn less than Boeing's at present exchange rates, but roughly on a par with McDonnell Douglas's, its other big American rival, and £1bn more than Lockheed's.

All this, of course, would be quite useless if BAE has misjudged the nature of the challenges facing it, or the risks that it is taking. The investment in civil aircraft remains a gamble, with the money in Airbus tied up in a business that is subject to continuing international political wrangles, to say nothing of unrelenting competition from one of the most powerful manufacturing competitors in the world.

The military equipment business may also be heading into a period which requires tougher control than it has over the last few years, while the diversification programme will also demand debt management over such a broad range of products. Most of all, Rover could easily prove incapable of living up to the brave new ambitions that BAE has for it. Such a disaster could have the even more damaging effect of dragging down a company in the most dynamic sector of British manufacturing.

After an initial pummeling, BAE has won a few converts in recent days

into development projects. "My feeling is that this year the rate of inflow will fall and the rate of spending on working capital increase," says Mr Piers Whitbread, an analyst at Robert Fleming. "The company has been talking about a big build-up in its civil aerospace commitment."

These questions in the City have recently been reinforced by another, more short-term anxiety - an expected collapse in profits for the 1987 financial year caused by the sharp fall in the

General Manuel Antonio "Tony" Noriega, Panama's embattled military overlord, has shot to the top of the Reagan Administration's list of international villains, ranking with Col Gaddafi of Libya and the Ayatollah Khomeini. It is an anomalous position for the ruler of a country that is a strategic US ally.

When Gen Noriega was sacked as commander of the 15,000-strong National Guard by President Eric Arturo Delvalle last week, within hours he had simply installed the country's sixth figurehead president in as many years.

In response, the private sector this week shut down most of industry, commerce and business. More significantly, Washington stepped up its efforts to oust the General by cutting off revenue from the Panama Canal and backing a successful court application by Mr Delvalle's supporters to freeze Panamanian assets in the US.

Since riots, lock-outs and strikes against the regime started last June, the Reagan Administration has sought openly to remove Gen Noriega as Guard Commander. Panama has been ruled de facto by the Guard since a coup in 1981 led by Gen Omar Torrijos, a man of great personal magnetism, who ruled the country till his death in an air crash in 1981.

Gen Noriega has been accused by defectors from the regime, by opponents in Panama, and by the US - of a long catalogue of offences. These accusations, frequently made without proof, include drugs and arms trafficking, the murder of a prominent opponent, rigging the last elections here in 1984, passing US secrets to Cuba and forcing out a series of civilian presidents.

A pattern of political infighting has debilitated the regime since Omar Torrijos's death. Torrijos was an engaging and genuinely popular leader. He built up a high degree of cohesion in Panama's melting pot society, based on some wealth redistribution and a successful foreign policy, crowned by the 1977 Carter-Torrijos treaties for the phased return of the Canal by 1989.

Man in the News

Gen Manuel Antonio Noriega

Master manipulator in a world of intrigue

By David Gardner



Torrijos made Panamanians care passionately about turning a semi-colony into a self-governing nation, built around a piece of land important to the rest of the world and owned by the US.

Gen Noriega's main line of defence has thus been that the US is trying to renege on the Canal Treaties, which Mr Reagan vehemently opposed at the time. It is perhaps the most damaging judgement on Gen Noriega that this tactic has failed to rally support outside the Guard and his political ally, the Democratic Revolutionary Party (DRP), and the regime-dominated public sector unions.

Gen Noriega is a quiet, diffident man. Like practically all Guard officers, he comes from a humble background. He often wears a shy sort of smile on his badly pock-marked face, articulates weakly and cannot carry off the Torrijos style he affects in public. Like many Panamanian politicians he is a believer in the occult.

He was trained in the early 1960s in Peru, then the cradle of populist military nationalism. Gen Noriega became head of G-2, military intelligence in 1970. Using G-2 as a power base, he built a tight network of officers under him which has now become his praetorian guard, cemented by partnership in an array of business operations. He has the reputation of the most accomplished manipulator in a country with a world class reputation for intrigue.

Yet in 1974 in Managua, for

instance, he gave a presidential speech in front of the former dictator Somoza, warning that without social justice Central America would go up in flames. "He has two or three personalities, one of them reasonable," says a former member of the regime.

During his apprenticeship, Gen Noriega, Guard Chief since 1983, developed powerful contacts in the Pentagon and the Central Intelligence Agency. William Jordan, a former US ambassador to Panama, says Noriega was recruited by the CIA in 1968.

Gen Noriega's indictments on drugs charges by two US federal grand juries in Florida will have increased his need to keep a tight hold on power, since they appear to leave him no way to negotiate a withdrawal. Jose de Jesus

"Chuchin" Martinez, a Marxist mathematics professor and former bodyguard and adviser to Gen Torrijos, argues: "He has no alternative now but to fight to the death. That's Reagan's big mistake."

"Torrijos played poker, Noriega plays chess," Mr Martinez sums up, adding that the General is a black belt in judo, and at his best when under attack.

The Civic Crusade yesterday ended this week's strike. Though it was a qualified success, the Crusade threatened to bring about all the signs of a vacillating merchant class. All opposition media have been closed, and the regime is entrenched even if its power is lightly used.

Despite speculation and rumour, there is no sign of a split in the Guard which has been reported to feel threatened by the attacks on their chief and suspicious of US intentions.

No matter how great the support from the Guard, the crisis poses a serious threat to the economy. Two-thirds service-based, it depends on the free transit of ships through the canal, goods through its \$4.4bn Free Trade Zone, and money through its 125-bank international financial centre.

Gen Noriega's most immediate problem is government cash-flow. Panama was already in the grip of a fiscal crisis when the US tightened the financial screws this week. The Treasury has total cash resources totalling around \$40m. Panama's currency is the US dollar and it has no central bank to print money. Local banks actually ran out of cash on Thursday, and remained closed, under government orders, on Friday.

Ahead lie the mid-monthly public sector wage bill and March negotiations on the \$4m public foreign debt, on which Panama fell into arrears last summer.

General Noriega still has room to manoeuvre, "but it has to be on debt," says the FRD leader, Ernesto Perez Valladares, a former finance minister. Some officials state flatly that debt service will not be met. Your move, General.

CLWYD

The success of the County of Chwyd, in rebuilding its economic base, is fast becoming legendary. An amazing transformation has taken place during the 1980's, with Chwyd clearly emerging as one of the prime U.K. locations for company investment and expansion.

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Tel: _____

SEND FOR THE CLWYD FACT PACK

ON WEDNESDAY, with a sense of timing which delighted Business Daily editor Mr Andrew Clayton...

Raymond Snoddy on the future for British independent television The hammer hangs over broadcasting

It added a touch of topicality to the professional, if basic, cocktail of company results, interviews with captains of industry and analysis of the consequences of British Aerospace's proposed purchase of the Rover Group.

This daily business programme, launched in September, has between 200,000 and 300,000 viewers watching at home and an additional unknown number watching on office television sets...

Yet some of the most remarkable things about Broadcast Communications, the company which produces these programmes, cannot be seen on screen. It is producing about 150 hours of television a year for Channel 4 at the rate of about £25,000 an hour...

of regional ITV franchises would be awarded by a process of auctioning, or what is politely called competitive tendering, when next they fall due...

Not surprisingly it is a concept that finds favour with Mr Brahmam, who says: "I very warmly welcome any step that will open up commercial television in this country to a wider group of people."

For the 15 ITV companies who hold regional monopolies on the sale of television advertising...

These proposals will radically alter the face of commercial television

£1.4bn this year - the Government's decision realised their worst fears. They are determined to fight the concept at every stage of its long Parliamentary progress towards Royal Assent...

"It's the end of monopoly and the creation of a commercially driven competitive environment with a weakened role for trade unions. It's the Thatcher world of broadcasting," said one senior ITV executive who asked not to be named.

The first signs that a fundamental shake-up was in the making for ITV came last September when some of the leading figures in British broadcasting were startled to be told by Mrs Thatcher at a Downing Street seminar that she regarded broadcasting as "one of the last bastions of restrictive practices."

The backing for the auctioning of franchises, albeit after what could be a stiff pre-qualifying stage, indicates just how serious Mrs Thatcher is about change.

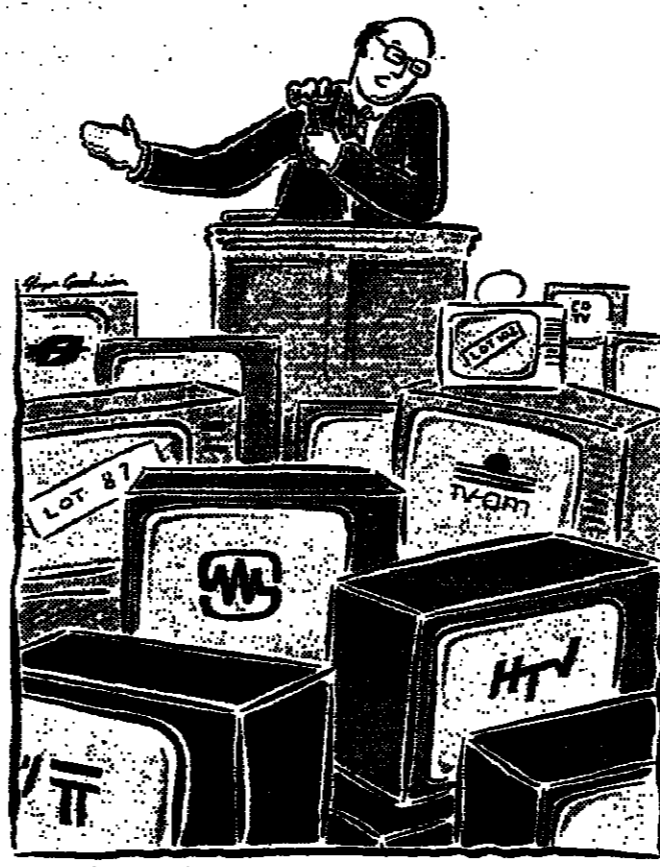
But it is much easier to decide in principle to have competitive tendering - recommended by four of the seven members of the Peacock Committee into the future of British broadcasting - than to predict how such a thing could be managed in practice or what the ultimate effect would be on programme standards.

Supporters of the idea see it as a "transparent" system, much preferable to the previous secretive process run by the Independent Broadcasting Authority when winners and losers of franchises were often equally mystified about the reasons for their fate.

Opponents point to a wide range of dangers including the possibility of non-commercial bids by those seeking profit or influence more than for or unrealistically high bids by those who then try to recoup their investment by cutting corners on programme costs.

"If you want to maintain the range, quality and diversity of programmes you just cannot put it (a franchise) out to the market-place," said Mr Paul Fox, managing director of Yorkshire Television, one of the big five network ITV companies.

Such a process could lead to further "casualisation" in the industry. New franchise holders would be more likely to commission programmes from outside suppliers, as Channel 4 does, rather than hiring large standing armies of permanent staff.



On quality and standards of programming, including provision of news, regional and current affairs programming should be met as part of the qualifying process, possibly backed by financial performance guarantees.

The final bidding round could then be straight cash bids or, more probably, bids in the form of percentages of projected annual advertising revenue which would build greater flexibility into the system.

Longer franchises than the existing eight years seem likely and the possibility is rumoured that the new commercial television companies of the 1990s could be bought and sold, something blocked by the IBA now.

Clearly the clock has started to tick for the existing ITV companies. Some may now start cutting costs to build up a war chest, others may diversify to extend their asset base for possible borrowing, some may look for a white knight to hold their hands in unfamiliar terrain.

It is all pretty familiar to Mr Leslie Hill, who came from a career in industry to become managing director of Central, the ITV franchise holder for the Midlands, about a year ago.

"I've been taken over three times and sold once," he says. His ambition is to make Central, which employs 2,000 people, more like an ordinary business in terms of costs and staffing and he has already asked for early retirements and some non-replacement of staff.

The Cabinet Committee has already "dealt with" the BBC by linking the licence fee to the retail price index. Now it has turned its attention to independent television. Its package of change is also likely to include competitive selling of Channel 4's airtime.

Go-ahead for a fifth, and possibly even a sixth, national channel covering between 50 and 70 per cent of the UK is likely.

The Department of Trade and Industry is also very enthusiastic about MVDS, local microwave television which could fill in the gaps, particularly in the south of England where a fifth channel could not reach because of interference. As the Cabinet Committee tries to balance the competing claims of direct broadcasting by satellite, cable, MVDS and new land based channels with the existing ITV system, the only certainty is that from 1992 the commercial television picture will never be the same again.

The Israeli Defence Forces A struggle to cleanse the impurity of arms

By Andrew Whitley

TELEVISION pictures which shocked the world last week of Israeli soldiers systematically beating two captured Palestinian youths have contributed to a growing debate within Israel over the army's handling of the violent unrest in the occupied territories.

For nearly three months the Israeli army has been trying with limited success to contain and suppress the uprising. So far, not one soldier has been killed, or even seriously injured, while more than 80 have died on the Palestinian side.

The outcome of the struggle in Judea and Samaria (the West Bank) today is no less critical to a future than the outcome of the October 1973 Yom Kippur war.

In recent weeks a mounting number of cases of abuse of authority by regular soldiers - often teenagers doing their compulsory military service - have come to light.

Alarmed at the signs of cracking morale and indiscipline, the high command of the Israeli Defence Forces has responded with a string of public appearances, tighter guidelines on the use of force, and, most recently, a decision to limit to six consecutive weeks the amount of time a conscript can serve in "the territories".

Brigadier General Amnon Strachnow, the IDF Advocate General, has acknowledged that in the early days of the unrest "a certain ambiguity of instructions" had been responsible for the development of "exceptional situations".

for an army whose key advantage over its adversaries has traditionally been its esprit de corps and personal motivation. It was in the IDF's own interests to put its house in order.

Military policemen have initiated about 70 criminal investigations against soldiers, said the army's chief prosecutor, in addition to which there had been an unknown number of disciplinary actions taken by field commanders.

At the heart of the agonised debate in Israel is the impossible-to-answer question of what constitutes the appropriate level of force. Caught in the middle are hundreds of thousands of Israeli parents of teenagers about to enter the army who themselves are subject to *miluim*, the 40 days a year of reserve duty every Israeli male adult up to the age of 50 is required to serve.

At the same time, because they are all required to make such large personal sacrifices for the sake of the country's military preparedness, Israelis are fully prepared to exercise their right to criticise. In no other country would one hear the kind of electrifying radio debate broadcast live from Kibbutz Afikim on Monday.

For several hours, Major General Amram Mitzna, the 42-year-old commanding officer for the West Bank who personally took charge of the army's response to the CBS film, faced a barrage of frequently hostile questions from kibbutz members.

Brigadier General Amnon Strachnow, the IDF Advocate General, has acknowledged that in the early days of the unrest "a certain ambiguity of instructions" had been responsible for the development of "exceptional situations".

release of the Palestinians which shocked the world last week of Israeli soldiers systematically beating two captured Palestinian youths have contributed to a growing debate within Israel over the army's handling of the violent unrest in the occupied territories.

He dismissed calls for greater use of force. Unlike real war, he said, "against residents in the territories we cannot do whatever we wish. There are rules. Judea and Samaria is an area under military occupation acting according to rules... and international law."

"We have far more limitations on the means at our disposal than we had in the past," said Brigadier General Ephraim Lapid, the IDF chief spokesman. "Between 1967 and 1981 we deported hundreds of people, we destroyed hundreds of houses as punishment. The level of violence is minimal compared with the past."

The army's plans for its next "work year", commencing in April, involve the continuing stationing of much larger than usual units in the territories. However, in a significant switch, the mix of regular soldiers, including conscripts, and reservists is to be changed in favour of the older, more mature and experienced reservists.

Ten days ago, two days before the incident filmed by CBS, General Strachnow issued an urgent 10-point directive to all field commanders, saying force could never be used as a punitive measure, nor after a demonstration was over, nor should a person be hit on the head or other sensitive parts of the body.

The generals say their actions are not intended to provide a substitute for a political solution. Instead, as the Advocate General puts it, they are trying "to give the politicians the latitude to negotiate". But the Palestinian resistance shows few signs of weakening in this showdown with an army of occupation which, despite being unsure of itself, is determined not to be the one to give in first.

From Dr David Lowry.

Sir, Joe Rogaly's essay on Mrs Thatcher's atomic ardour (February 26) set the scene well for her appearance at the Nato summit this week. But he overlooked an important diplomatic point.

Mrs Thatcher has stridently insisted that nuclear weapons cannot be dismantled. Then - by surreptitious sleight of hand - she conflates this fact with her political posture that they should not be dismantled either. Clearly the latter position is not the only logical outcome of acceptance of the former.

Last month a Cabinet committee chaired by Mrs Thatcher decided that the present network

Letters to the Editor

Nato and non-proliferation

world's most extensive multilateral nuclear disarmament treaty. Article VI commits all signatory states to:

Undertake to pursue negotiations in good faith on effective measures relating to cessation of the nuclear arms race at an early date and to nuclear disarmament.

Not only have successive UK governments therefore retained

UK membership in a treaty that envisages total nuclear disarmament, but the UK, along with the US and the USSR, is a depository state for the NPT, having played an honourable role in the trilateral negotiations, 1964-1967.

So resolute is the Prime Minister's atomic advocacy that it is clear that she and her ministers do not believe in the goals of the NPT.

Last week she made clear in a parliamentary reply to Dr D.E. Thomas MP (February 24) that during her recent working visit to Nato headquarters she did not discuss UK or other Nato state commitments to NPT Article VI.

The discussion is about new nuclear weapons, not doing away with existing ones. Perhaps it is time she asked Sir Geoffrey Howe, the Foreign Secretary, to do the decent thing and negotiate the United Kingdom's withdrawal from the NPT, and join France, equally pro-nuclear, which has always had the honesty at least to refuse to sign the treaty.

David Lowry, European Proliferation Information Centre, 253 Pentonville Rd, N1

Imperative action needed

Shares and selling them is not so clear. While the stock exchange guarantees that if a broker goes into liquidation the investor is covered, without certificates the investor cannot protect himself by selling stock in the market - which could accentuate further losses.

If one has to wait as long as a year for certificates, as I have, it is not time that the surveillance department or some other body stirred itself to look after the investor? The matter is so serious that action by the "authorities" should be imperative.

John V. Fontanaux, Thamesfield, Mill Road, Marlow, Buckinghamshire

Bound neither by screen nor word

Sir, Last week I decided to sell my holding of 1400 shares in a unlisted securities market (USM) company. The shares were bought in October 1987, and no certificate had yet been forwarded to me.

The price shown in the FT was 145p: two days later this was the figure "on the screen" as confirmed by the broker when I telephoned to instruct him to sell. Minutes later the broker telephoned back with the news that "they" would only deal at 135p (something to do with the size of the market?). I agreed to sell at

this lower price - and eventually received a contract note showing a figure of 132p - less, of course, commission and VAT.

I telephoned the broker about this further reduction in price, and was told that it was because my holding was 1400 shares (which he must have known, as he had sold them to me). If I had had 1000 shares the price would have been 136p, but because I had more the price went down, as "they" did not really want them.

Should this procedure be taken as standard practice? If so, it seems that neither the screen nor the word is a bond any longer.

F.J. Meikle, 7 Wychood Road, Stanhope End, N5

Japan's significance as an aid donor continues to be underrated

From Mr Adrian Hewitt.

Sir, Japan's significance as an aid donor - and as a possible key to the solution of third world indebtedness - continues to be underrated in the public mind. Although "Observer" (March 1) thought the Gallup questionnaire "thoroughly misleading" when it came to comparing Japanese and British aid, it is surely relevant that Japan now provides concessional assistance of \$5.4bn annually - almost 15 per cent of the official aid from all the developed market economies - while the UK's tally is \$1.76bn, or less than 5 per cent.

It is, after all, the absolute amounts of concessional

resources transferred which are of interest to developing countries, and it is quite reasonable to suppose that countries in balance of payments surplus should respond in this way. Even Taiwan - not so long ago merely an "aid graduate" - is now planning to inaugurate its own international development assistance programme.

Nor is it altogether judicious - if one wants to rubbish the competition - to lay so much stress on official aid as a percentage of gross national product. By this measure of "effort," the UK's performance of 0.32 per cent may look slightly better than Japan's, but how does that square with

the 1986 figures for Soviet development assistance, which beat the UK both in terms of absolute volume (\$4.2bn) and percentage of estimated gross national product (0.38 per cent)? Other measures of national effort and aid quality put Japan in a rather favourable light. Japan's 121.4m population finances an official aid programme worth \$44.4 per head per year; Britain stretches only to \$30.9 per head. And Japan's aid is 69.7 per cent untied, Britain's only 37 per cent untied. Bang goes another myth about Japan's pseudo-generosity.

Far from "perpetuating the idea that Japan is a great donor,"

I write as a corrective to conventional wisdom that she is not; and as a reminder that world economic power - and responsibility - shifts rather fast. Countries like Japan and Italy have overtaken the UK by most of the standard aid performance indicators. And since the subject is, broadly, the charity of nations, and the top agenda item is debt relief, perhaps your columnist ought to have taken to heart the maxim: "give credit where credit is due."

Adrian P. Hewitt, Overseas Development Institute, Regent's College, Inner Circle, Regent's Park, NW1

Home of the brave

From Mr Lloyd Ericsson.

Sir, I must take exception to your correspondent's suggestion (February 20) that the fact of an American election this year may keep some US citizens at home.

On the contrary, all those who are prudent would flee the country. Not because of the results,

but because it is too painful to endure the process.

Lloyd B. Ericsson, Martin, Bischoff, Templeton, Ericsson & Langston, 2500 First Interstate Tower, Portland, Oregon, USA

A world away from the chop

From Mr B.C. Garston.

Sir, The professional timidity of Michael Thompson-Noel (Weekend FT, February 27) in the presence of an adept - expanded upon to comic effect - does nothing to dissipate the cloud of myth and misunderstanding which obscures the public view of karate, a rewarding sport and art.

Home of the brave

Furthermore, I suspect that the idea of any martial arts instructor earning £260,000 a year would be seen by most practitioners as a world away from the true spirit of classical martial training.

B.C. Garston, Head of Court School, Gray's Inn Place, WC1

Advertisement for Sterling Asset. Guaranteed to give you a first class return. Table showing interest rates: £1000+ 6.75% net p.a. = 7.00% including annual bonus; £10000+ 7.25% net p.a. = 7.50% including annual bonus; £25000+ 7.50% net p.a. = 7.75% including annual bonus. Assured High Interest. Sterling Asset is a secure higher interest investment account in a class of its own. The interest rate rises the more you invest. Guaranteed Bonus. If you make no withdrawals for a year, you'll get an added bonus. As you can see, this can boost your final return to as much as 7.75% net p.a. Monthly Income. We can also pay interest monthly from your Sterling Asset account to provide a regular income, without affecting your annual bonus. For the rate details ask at your local Abbey National branch. Withdrawal. Your money is available at any time without notice, subject to losing 90 days' interest and your bonus. Give 90 days' notice or leave £10,000 in the account and you lose only your bonus. Call in for details. So if you'd like to be sure of a first class return, just ask your local branch about Sterling Asset. ABBEY NATIONAL

UK COMPANY NEWS

ADT profits surge to \$155m

BY CLAY HARRIS

ADT, the international services group which last week changed its name from Hawley Group, yesterday reported pre-tax profits of \$155.4m (\$94.5m) in 1987, accompanied by a 10th consecutive increase in earnings per share to 25.1 cents.

In terms of the US dollar, Bermuda-based ADT's accounting currency, the 1987 figures represented an 87 per cent pre-tax advance from \$63.2m and a 20 per cent rise in earnings from 21 cents. In sterling terms, the respective increases were 67 per cent and 7 per cent.

Mr Michael Ashcroft, chairman, said that 1987 had been the most significant of the 10 years during which he had headed the company because of the acquisitions of ADT, the largest US security services operator in the UK.

ADT is to pay a final one-for-25 scrip dividend, following an interim scrip of one-for-50. In 1988, a one-for-30 interim was followed by a one-for-53 final.

ADT RESULTS BY DIVISION AND GEOGRAPHICAL SECTOR (\$M)

MS expects profit leap to £3.75m

By Clay Harris

MS International, the mechanical and electrical engineering group facing a hostile £24m takeover bid from Dobson Park Industries, yesterday forecasted pre-tax profits of £3.75m in the year to April 30, more than treble the £1.06m achieved in 1986-87.

Thorn EMI tidies balance sheet

BY DAVID THOMAS

Thorn EMI, the diversified retail and electronics group, wants to restructure its balance sheet in order to simplify accounting for future acquisitions.

The company last year set out on an acquisitions trail having completed a large number of disposals which played an important part in its recovery strategy following a financial crisis in 1985.

£282.2m at the end of March 1987. The company intends to write off against the new reserve good-will of £28m arising from acquisitions made in the past two years.

Sale Tilney lifts profits

BY DOMINIQUE JACKSON

Sale Tilney, the mini-conglomerate, yesterday announced pre-tax profits up 42 per cent from £1.8m to £2.6m for the year to November 30 1987 on turnover down from £86.2m to £72.3m.

Granada moves into Spanish retailing

BY MIKE TAIT

Granada, the TV and leisure group, is making its first move into the Spanish electrical retail market with the purchase of a 76 per cent interest in Kapy SA, for a total of \$4.8m.

Country New Town

BY MIKE TAIT

Country and New Town Properties, the development and investment group controlled by Pennant Holdings, the Australian property company, is to change its name to Pennant Properties.

Country New Town

BY MIKE TAIT

The launch of the trust was originally planned before the October crash - although R&M maintains that today's levels will make portfolio management easier.

Judge rules Dawson's case must be tried

By James Mackenzie, Scottish Correspondent

THE COURT OF Session in Edinburgh has refused to dismiss a case brought by Dawson International, the Scottish textiles group, against Coats Patons, arising out of Dawson's unsuccessful bid for Coats Patons in early 1986.

Aberdeen American coming to USM capitalised at £11.6m

BY STEVEN BUTLER

Aberdeen American Petroleum, the independent oil company, will be coming to the Unlisted Securities Market after a complex set of merger deals that will increase the company's capitalisation to £11.6m.

acquire Claremont Oil and Gas and Hurricane International in exchange for new shares of Aberdeen American.

each for the acquisition of Claremont. Hurricane shareholders will be issued 11m shares at the same price, making a total of 38.64m shares in issue at the end of the transactions.

FKB buys four US agencies

BY ANDREW HILL

FKB Group, marketing and sales promotion agency, has made its first move overseas with the purchase of four independent US agencies for a maximum of \$59.7m (£37.7m) in cash and shares.

have avoided the trade press like the plague this week. He said FKB, which was ready to make the acquisitions before the stock market crash, had worked out the rights price of 210p on the basis of a share price of 250p.

FKB is also building experience in Europe through affiliated companies on the continent. The US businesses acquired yesterday are Focus Marketing, QLM Associates, and The Saugatuck Group - all based near New York and The Hermann Group 19 per cent. Payments on a maximum of \$46.8m are related to the profitability of the companies in the next five financial years.

Tax rise slows Britannia Security earnings growth

BY PHILIP COGGAN

Britannia Security, the acquisition business services and alarm installation company, announced doubled interim pre-tax profits yesterday but a rising tax charge reduced earnings per share growth to 5 per cent.

William Morris suspended

By Fiona Thompson

Shares in William Morris Fine Arts USM-quoted wallcovering manufacturer, were suspended at the company's request yesterday at 5p.

Braine rises to £213,000

T.F. & J.H. Braine (Holdings), manufacturer of seamless drawn presswork and distributor of elevator components, increased pre-tax profits 12 per cent in 1987 from £190,043 to £213,068.

Bullers denies merger logic

By Mike Tait

Bullers, the china and enamel products manufacturer, yesterday said it had been notified that Rock, motor parts and tool distributor, was prepared to make an offer for the company.

Polytechnic Electronics recovering

BY PHILIP COGGAN

Polytechnic Electronics has started its recovery, and the directors are looking for an acceptable level of profitability in the current year as they are confident the upturn will continue.

Country New Town

BY PHILIP COGGAN

The managers concede the yield on the income shares is lower than on UK-invested split-level income shares, as is the anticipated discount on the capital shares. However, they argue that some UK investors wish to put money back into Wall Street and that the shares are attractive in comparison with other US investment trust vehicles.

R&M to launch first UK split level trust in the US

BY MIKE TAIT

Half the money raised comes from the placing of 7.5m income shares at 100p each, and half from 37.5m capital shares at 20p. The placing is being handled by stockbroker Olliff & Partners. The shares start trading on March 14.

Beazer deal highlights banks' support

BY PHILIP COGGAN

OH Beazer sent out a circular to shareholders yesterday giving the details of its \$1.3bn bid for US aggregates group, Koppers including the complex financing. The deal indicates how far banks are prepared to go to support leveraged takeover bids.

Country New Town

BY PHILIP COGGAN

Country and New Town Properties, the development and investment group controlled by Pennant Holdings, the Australian property company, is to change its name to Pennant Properties.

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DIVIDENDS ANNOUNCED

Table with columns: Company Name, Current payment, Date of payment, Current yield, Total yield, and Dividend per share.

LONDON RECENT ISSUES

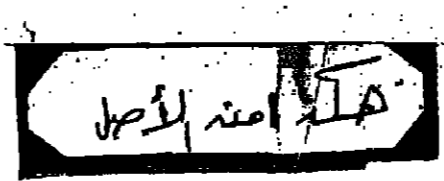
Table with columns: Issue Name, Price, Yield, and other financial metrics.

FIXED INTEREST STOCKS

Table with columns: Issue Name, Price, Yield, and other financial metrics.

"RIGHTS" OFFERS

Table with columns: Issue Name, Price, Yield, and other financial metrics.



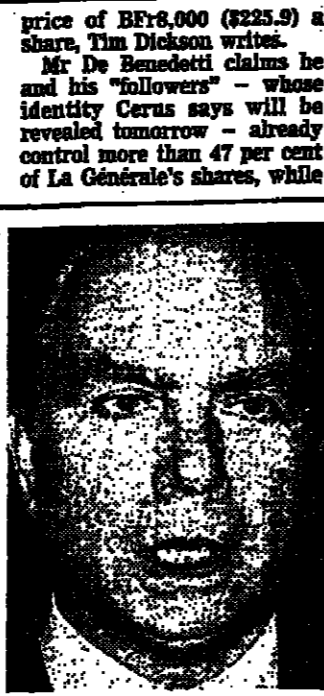
INTERNATIONAL COMPANIES AND FINANCE

Tim Dickson reports on the Belgian Finance Minister's view of a corporate battle

La Générale shows up need for takeover rules

NEW LEGISLATION to control corporate raiders, insider dealing and hostile takeover bids will have to be considered by the next Belgian government...

THE BELGIAN Banking Commission last night gave the go-ahead for Cerus, the Paris-based financial holding company of Mr Carlo De Benedetti...



Mark Eyskens: technical details very complex

price of Bfr6,000 (\$225.9) a share, Tim Dickson writes. Mr De Benedetti claims he and his "followers" - whose identity Cerus says will be revealed tomorrow - already control more than 47 per cent of La Générale's shares...

commission has been inconsistent in recent weeks, he stoutly defended its role as "courageous and objective". This week's unexpected court judgment - which overturned an appeal...

Hong Kong rail group close to profitability

By David Dowling in Hong Kong. HONG KONG'S Mass Transit Railway Corporation (MTRC) is to issue a seven-year, 100m Samurail bond in the Japanese public bond market...

Campeau plans sale of Federated units to help finance bid

BY RODERICK GRAM IN NEW YORK. CAMPEAU, THE Canadian real estate and retailing group, has lined up another large chunk of financing for its Federated Department Stores bid...

DFDS boosts net earnings

By Hilary Barnes in Copenhagen. DFDS, The Danish shipping group, reported net profits of Dkr70m (\$10.8m) last year, compared with Dkr61m in 1986...

Khoo sells Southern Pacific hotel chain

BY CHRIS SHERWELL IN SYDNEY. TAN SRI Khoo Teck Puan, the Malaysian entrepreneur currently wanted by the authorities in Brunei, has sold his Southern Pacific Hotel Corporation chain to a Hong Kong-based businessman...

World Commodities Prices

Discounting against Opec's \$18-a-barrel base price has been undermining the price structure for some time and this trend took a new twist this week when Arab Oil was reported to be offering discounts to Japanese buyers...

Assubel Life spurns offer from Groupe AG again

BY THE DICKSON IN BRUSSELS. THE TEMPERATURE in Belgium's "other" bid battle was raised last night when the board of Assubel Life, the country's third largest insurer, again rejected the overtures of Groupe AG...

Week in the Markets

THE SIGN of the bear was in the ascendancy in most commodity markets this week. Crude oil prices continued to sag under the weight of heavy stocks...

US Markets

New York. GOLD 100 Troy oz. \$700.00. Silver 100 Troy oz. \$10.00. Copper 25,000 lbs. 80.00. Wheat 5,000 bushels. Soybean Meal 100 tons. Live Hogs 30,000 lbs. Corn 30,000 bushels.

Chicago

CHICAGO. SOYBEAN MEAL 100 tons. \$100.00. SOYBEAN OIL 60,000 lbs. \$1.00. LIVE HOGS 30,000 lbs. \$1.00. CORN 30,000 bushels. WHEAT 30,000 bushels.

Table with columns: Commodity, Latest prices, Change on week, Year ago, High 1987/88, Low 1987/88. Includes Gold, Silver, Aluminum, Copper, Lead, Nickel, Zinc, Tin, Cocoa, Coffee, Sugar, Barley, Wheat, Cotton, Wool, Rubber, Oil.

Table with columns: Commodity, Close, Previous, High/Low, Price Official, Amt. Offered, Open Interest. Includes LONDON METAL EXCHANGE, LONDON OIL EXCHANGE, LONDON BULLION MARKET.

Table with columns: Commodity, Close, Previous, High/Low. Includes SOYBEAN MEAL, SOYBEAN OIL, LIVE HOGS, CORN, WHEAT.

Table with columns: Commodity, Close, Previous, High/Low. Includes SOYBEAN MEAL, SOYBEAN OIL, LIVE HOGS, CORN, WHEAT.

Table with columns: Commodity, Close, Previous, High/Low. Includes SPOT MARKETS, COCOA, RUBBER, COPPER, ALUMINUM, LEAD, NICKEL, ZINC, TIN, COCOA, COFFEE, SUGAR, BARLEY, WHEAT, COTTON, WOOL, RUBBER, OIL.

Table with columns: Commodity, Close, Previous, High/Low. Includes LONDON METAL EXCHANGE, LONDON OIL EXCHANGE, LONDON BULLION MARKET.

Table with columns: Commodity, Close, Previous, High/Low. Includes SOYBEAN MEAL, SOYBEAN OIL, LIVE HOGS, CORN, WHEAT.

Table with columns: Commodity, Close, Previous, High/Low. Includes SOYBEAN MEAL, SOYBEAN OIL, LIVE HOGS, CORN, WHEAT.

FINANCIAL FUTURES & OPTIONS. The Financial Times proposes to publish this survey on: Thursday, 10th March 1988. For a full editorial synopsis and details of available advertisement positions, please contact: TIM DAVIS on 01-248 8000 ext 4181 or write to him at: Bruken House 10 Cannon Street LONDON EC4A 3DF

WORLD STOCK MARKETS

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AG 388

NEW YORK (3 pm)

Table of New York stock market data including various indices and individual stock prices.

March 4

Table of stock market data for March 4, including various indices and individual stock prices.

March 4

Table of stock market data for March 4, including various indices and individual stock prices.

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Table of stock market data for March 4, including various indices and individual stock prices.

Wall Street

Interest rate fears drag prices down
In early afternoon trading, Wall Street stocks remained lower after trimming the session's sharpest losses.

Tokyo

Aggressive trading of large capitals led to strong activity in Tokyo with share prices closing slightly higher.

Zurich

Low turnover saw Swiss shares close slightly lower across the board as the previous day's gains were pared after profit-taking and investors squared their positions before the weekend.

Amsterdam

A lacklustre session led to Dutch share prices closing lower with activity restrained by the pre-weekend lull.

Frankfurt

Leading German shares closed mostly below the day before's finish after a quiet, pre-weekend session.

Canada

Energy and gold issues lent support to the Toronto market as stocks settled after early advances. The composite index was up 0.1 to 3,231.2 at midday.

Canada (3 pm)

Table of Canadian stock market data including various indices and individual stock prices.

Australia

Investors in Sydney concentrated on leading industrial stocks as the market ended firmer.

Hong Kong

Light bargain-hunting in the afternoon pushed share prices up as the Hang Seng index rose 3.9 to 2,472.38 after falling nearly 20 points earlier.

Singapore

After a firm opening, the stock market closed mixed because of a lack of follow-through buying support and bouts of profit-taking in fairly active trading.

INDICES

Table of various stock indices including DOW JONES, NEW YORK, and CANADA.

NEW YORK

Table of New York stock market data including various indices and individual stock prices.

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CANADA

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Base values of all indices are 100 except NYSE 100 Composite and Dow Jones Industrial Average...
Base values of all indices are 100 except NYSE 100 Composite - 1,000; DOW JONES Industrial Average - 254.3 and Australia All Ordinaries and Nikkei - 500; G5 Circuit, 100 U.S. dollars.

LEADERS AND LAGGARDS

Percentage changes since December 31 1987 based on Thursday February 3 1988

Table with 3 columns: Sector, Rise, Fall. Lists various market sectors like Chemicals, Shipping & Transport, etc.

RISES AND FALLS

Table with 3 columns: On Friday, On the week, Rise, Fall, Same. Lists market indices like British Funds, Industrial, etc.

BANK RETURN

BANKING DEPARTMENT

Table with 3 columns: Wednesday March 2 1988, Increase (+) or decrease (-) for week. Lists liabilities and assets.

ISSUE DEPARTMENT

Table with 3 columns: Wednesday March 2 1988, Increase (+) or decrease (-) for week. Lists liabilities and assets.

BASE LENDING RATES

Table with 3 columns: Bank Name, Rate, Notes. Lists various banks and their lending rates.

EUROPEAN OPTIONS EXCHANGE

Table with multiple columns: Series, Vol, Last, Bid, Ask, etc. Lists various options contracts.

MAGAZINE PUBLISHING

The Financial Times proposes to publish this survey on:

21st March 1988

For a full editorial synopsis and details of available advertisement positions, please contact:

Sarah Pakenham-Walsh on 01-248 8000 ext 4611

or write to him at:

Bracken House 10 Cannon Street London EC4P 4BY

FINANCIAL TIMES

FT UNIT TRUST INFORMATION SERVICE

AUTHORISED UNIT TRUSTS

Abbey Unit Trust Mgrs. Ltd. 01-248 7173

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Main table listing various unit trusts with columns for Name, Manager, and other details.

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FT UNIT TRUST INFORMATION SERVICE

Handwritten Arabic text at the top center of the page.

Main table containing unit trust information, organized into columns with headers like 'Fund Name', 'Investment Objective', 'Assets', and 'Units'. Includes a central 'INSURANCES' section.

INSURANCES

Continued on next page

FT UNIT TRUST INFORMATION SERVICE

| Company Name | Address | Phone | Product | Value | Change |
|--|---|-------------|--|-------|--------|
| Phoenix Assurance Co Ltd | Phoenix House, Strand, London WC2R 2LH | 0729 39941 | Phoenix Assurance Co Ltd | | |
| Prudential Assurance Co | Prudential House, Lombard Street, London EC4M 3HJ | 01-409 9222 | Prudential Assurance Co | | |
| Royal Sun Alliance Life Assurance Co Ltd | Royal Sun Alliance House, 150 Old Broad Street, London EC2M 1JL | 01-409 9222 | Royal Sun Alliance Life Assurance Co Ltd | | |
| Standard Life Assurance Co Ltd | Standard Life Assurance Co Ltd, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Standard Life Assurance Co Ltd | | |
| TEB Life Ltd | TEB Life Ltd, 150 Old Broad Street, London EC2M 1JL | 01-409 9222 | TEB Life Ltd | | |
| Windsor Life Assurance Co Ltd | Windsor Life Assurance Co Ltd, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Windsor Life Assurance Co Ltd | | |

| Company Name | Address | Phone | Product | Value | Change |
|------------------|---|-------------|------------------|-------|--------|
| Bank of London | Bank of London, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Bank of London | | |
| Bank of Scotland | Bank of Scotland, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Bank of Scotland | | |
| Barclays Bank | Barclays Bank, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Barclays Bank | | |
| British Equities | British Equities, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | British Equities | | |
| Capital Growth | Capital Growth, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Capital Growth | | |
| Global Growth | Global Growth, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Global Growth | | |
| Income | Income, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Income | | |
| International | International, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | International | | |
| Life | Life, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Life | | |
| Multi-Asset | Multi-Asset, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Multi-Asset | | |
| Property | Property, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Property | | |
| Real Estate | Real Estate, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Real Estate | | |
| Reserve | Reserve, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Reserve | | |
| Small Cap | Small Cap, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Small Cap | | |
| Value | Value, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Value | | |

OFFSHORE AND OVERSEAS

| Company Name | Address | Phone | Product | Value | Change |
|-----------------------------|--|-------------|-----------------------------|-------|--------|
| Admiral | Admiral, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Admiral | | |
| Allstate | Allstate, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Allstate | | |
| Amstar | Amstar, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Amstar | | |
| Avon | Avon, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon | | |
| Avon Products | Avon Products, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Products | | |
| Avon Superdrug | Avon Superdrug, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Superdrug | | |
| Avon Vision Care | Avon Vision Care, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Vision Care | | |
| Avon Cosmetics | Avon Cosmetics, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Cosmetics | | |
| Avon Fragrances | Avon Fragrances, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Fragrances | | |
| Avon Skin Care | Avon Skin Care, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Skin Care | | |
| Avon Hair Care | Avon Hair Care, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Hair Care | | |
| Avon Personal Care | Avon Personal Care, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Personal Care | | |
| Avon Home Care | Avon Home Care, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Home Care | | |
| Avon Toys | Avon Toys, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Toys | | |
| Avon Books | Avon Books, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Books | | |
| Avon Stationery | Avon Stationery, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Stationery | | |
| Avon Pet Care | Avon Pet Care, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Pet Care | | |
| Avon Kitchenware | Avon Kitchenware, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Kitchenware | | |
| Avon Bed Linen | Avon Bed Linen, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Bed Linen | | |
| Avon Bath Linen | Avon Bath Linen, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Bath Linen | | |
| Avon Towels | Avon Towels, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Towels | | |
| Avon Bedspreads | Avon Bedspreads, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Bedspreads | | |
| Avon Blankets | Avon Blankets, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Blankets | | |
| Avon Pillows | Avon Pillows, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Pillows | | |
| Avon Cushions | Avon Cushions, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Cushions | | |
| Avon Rugs | Avon Rugs, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Rugs | | |
| Avon Carpets | Avon Carpets, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Carpets | | |
| Avon Curtains | Avon Curtains, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Curtains | | |
| Avon Blinds | Avon Blinds, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Blinds | | |
| Avon Window Treatments | Avon Window Treatments, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Window Treatments | | |
| Avon Lighting | Avon Lighting, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Lighting | | |
| Avon Furniture | Avon Furniture, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Furniture | | |
| Avon Appliances | Avon Appliances, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Appliances | | |
| Avon Electronics | Avon Electronics, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Electronics | | |
| Avon Computers | Avon Computers, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Computers | | |
| Avon Peripherals | Avon Peripherals, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Peripherals | | |
| Avon Software | Avon Software, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Software | | |
| Avon Telephones | Avon Telephones, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Telephones | | |
| Avon Fax Machines | Avon Fax Machines, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Fax Machines | | |
| Avon Copiers | Avon Copiers, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Copiers | | |
| Avon Printers | Avon Printers, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Printers | | |
| Avon Scanners | Avon Scanners, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Scanners | | |
| Avon Modems | Avon Modems, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Modems | | |
| Avon Network Cards | Avon Network Cards, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Network Cards | | |
| Avon Routers | Avon Routers, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Routers | | |
| Avon Switches | Avon Switches, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Switches | | |
| Avon Hubs | Avon Hubs, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Hubs | | |
| Avon Brackets | Avon Brackets, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Brackets | | |
| Avon Cables | Avon Cables, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Cables | | |
| Avon Adapters | Avon Adapters, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Adapters | | |
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| Avon Filters | Avon Filters, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Filters | | |
| Avon Surge Protectors | Avon Surge Protectors, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Surge Protectors | | |
| Avon Power Strips | Avon Power Strips, 25 Abchurch Lane, London EC4N 3DF | 01-409 9222 | Avon Power Strips | | |
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FT UNIT TRUST INFORMATION SERVICE

LONDON SHARE SERVICE

Table of FT Unit Trust Information Service, listing various unit trusts with columns for Name, Manager, and other details.

Table of London Share Service, listing various funds and shares with columns for Name, Price, and other details.

LONDON SHARE SERVICE

AMERICANS—Contd

Table listing American stocks including IBM, General Electric, and others with columns for stock name, price, and change.

BUILDING, TIMBER, ROADS

Table listing building, timber, and road stocks with columns for stock name, price, and change.

DRAPERY AND STORES—Contd

Table listing drapery and stores stocks with columns for stock name, price, and change.

ENGINEERING—Contd

Table listing engineering stocks with columns for stock name, price, and change.

INDUSTRIALS (Miscel.)—Contd

Table listing industrial stocks with columns for stock name, price, and change.

INDUSTRIALS (Miscel.)—Contd

Table listing industrial stocks with columns for stock name, price, and change.

CANADIANS

Table listing Canadian stocks including Canadian National, Royal Bank, and others with columns for stock name, price, and change.

Contd

Table listing Canadian stocks with columns for stock name, price, and change.

ELECTRICALS

Table listing electrical stocks with columns for stock name, price, and change.

Contd

Table listing engineering stocks with columns for stock name, price, and change.

Contd

Table listing industrial stocks with columns for stock name, price, and change.

Contd

Table listing industrial stocks with columns for stock name, price, and change.

BANKS, HP & LEASING

Table listing bank, HP, and leasing stocks with columns for stock name, price, and change.

CHEMICALS, PLASTICS

Table listing chemical and plastic stocks with columns for stock name, price, and change.

Contd

Table listing electrical stocks with columns for stock name, price, and change.

Contd

Table listing engineering stocks with columns for stock name, price, and change.

Contd

Table listing industrial stocks with columns for stock name, price, and change.

Contd

Table listing industrial stocks with columns for stock name, price, and change.

BEERS, WINES & SPIRITS

Table listing beer, wine, and spirit stocks with columns for stock name, price, and change.

DRAPERY AND STORES

Table listing drapery and stores stocks with columns for stock name, price, and change.

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Table listing electrical stocks with columns for stock name, price, and change.

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Table listing engineering stocks with columns for stock name, price, and change.

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Table listing industrial stocks with columns for stock name, price, and change.

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Table listing industrial stocks with columns for stock name, price, and change.

BUILDING, TIMBER, ROADS

Table listing building, timber, and road stocks with columns for stock name, price, and change.

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Table listing electrical stocks with columns for stock name, price, and change.

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Table listing engineering stocks with columns for stock name, price, and change.

Contd

Table listing industrial stocks with columns for stock name, price, and change.

INSURANCES

Table listing insurance stocks with columns for stock name, price, and change.

Contd

Table listing Canadian stocks with columns for stock name, price, and change.

Contd

Table listing building, timber, and road stocks with columns for stock name, price, and change.

Contd

Table listing electrical stocks with columns for stock name, price, and change.

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Table listing engineering stocks with columns for stock name, price, and change.

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Table listing industrial stocks with columns for stock name, price, and change.

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Table listing industrial stocks with columns for stock name, price, and change.

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LONDON SHARE SERVICE

INSURANCES - Cont'd

Table listing insurance companies and their share prices, including Sun Alliance, Sun Life, and others.

PAPER, PRINTING, ADVERTISING - Cont'd

Table listing paper, printing, and advertising companies and their share prices, including Newsprint, Printers, and Advertisers.

TEXTILES - Cont'd

Table listing textile companies and their share prices, including various spinning and weaving firms.

TRUSTS, FINANCE, LAND - Cont'd

Table listing trusts, finance, and land companies and their share prices, including investment trusts and financial institutions.

OIL AND GAS - Cont'd

Table listing oil and gas companies and their share prices, including exploration and production firms.

MINES - Cont'd

Table listing mining companies and their share prices, including various metal and coal producers.

LEISURE

Table listing leisure companies and their share prices, including entertainment and recreation firms.

PROPERTY

Table listing property companies and their share prices, including real estate and development firms.

TOBACCO

Table listing tobacco companies and their share prices, including cigarette and pipe manufacturers.

TRUSTS, FINANCE, LAND

Table listing trusts, finance, and land companies and their share prices, including investment trusts and financial institutions.

OVERSEAS TRADERS

Table listing overseas trading companies and their share prices, including international trade firms.

PLANTATIONS

Table listing plantation companies and their share prices, including rubber and sugar producers.

MOTORS, AIRCRAFT TRADES

Table listing motor and aircraft trade companies and their share prices, including automotive and aviation firms.

Commercial Vehicles

Table listing commercial vehicle companies and their share prices, including truck and bus manufacturers.

Components

Table listing component companies and their share prices, including parts and accessories suppliers.

Garages and Distributors

Table listing garage and distributor companies and their share prices, including repair and service firms.

Central Rand

Table listing central rand mining companies and their share prices, including various metal producers.

Far West Rand

Table listing far west rand mining companies and their share prices, including various metal producers.

NEWSPAPERS, PUBLISHERS

Table listing newspaper and publishing companies and their share prices, including media and print firms.

PAPER, PRINTING, ADVERTISING

Table listing paper, printing, and advertising companies and their share prices, including newsprint and print firms.

SHIPPING

Table listing shipping companies and their share prices, including maritime and logistics firms.

SHOES AND LEATHER

Table listing shoe and leather companies and their share prices, including footwear and leather goods firms.

SOUTH AFRICANS

Table listing South African companies and their share prices, including various regional firms.

TEXTILES

Table listing textile companies and their share prices, including spinning and weaving firms.

Regional & Irish Stocks

Table listing regional and Irish stocks, including companies from various countries.

Traditional Options

Table listing traditional options, including 3-month call rates for various sectors.

Notes

Notes section providing additional information and clarifications regarding the share prices and market data.

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Weset more wheels in motion R J HOARE Leasing Limited

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Baker warns against protectionism

BY LIONEL BARBER IN WASHINGTON

A STRONG warning about the dangers of protectionism to the world economy was issued yesterday by Mr James Baker, the US Treasury Secretary...

announced yesterday and, at 5.7 per cent, the lowest for a decade... Baker repeated the thrust of Congressional testimony earlier this week in which he stressed that the US was "price competitive" and any further decline in the dollar would be counterproductive.

leaving the Dow Industrial Average down just over 20 points at 2,043 by early afternoon. Money market economists pointed out a number of less-encouraging aspects of the employment figures, however. They said strong employment gains in retailing might be overstated, average weekly earnings barely increased, and employment in manufacturing grew only modestly.

Overall, though, the eagerly awaited figures, giving the first statistical evidence of the economy's progress in February, were highly positive. They helped reinforce the view that the US economy will grow at an annual rate of about 2 per cent in the first three months of the year.

City bods urged to make a killing

By Ralph Atkins

RIGHT, YOU 'horrible lot of City workers, you ain't at your post City desks now, this is the army speaking. The Rt Hon. The Lord Mayor of London, Sir Greville Spratt, no less, says he wants you signed up. Not in the regulars, you understand, none of your wild ideas like that, but in the TA.

What's that? I hear you say. It's the Territorial Army - two-week training camps every year, weekend courses, square bashing once a week, that sort of thing. What Sir Greville has done is invite your bosses, the top dogs at 100 big City companies, to a bash at his place in the Mansion House on Monday night. He wants them to be "more flexible," and let you have time off to train.

It is part of a national plan which is going to be launched later this year to expand the TA. The reserves, you see, make up a large part of Britain's defences. There are about 90,000 men and women in the TA compared with 148,000 in the regular army.

Sir Greville has been a regular himself. You know - Coldstream Guards, served in Palestine, that sort of thing. His guests will see a video on what army training can do for employees. It has got captains of industry like Sir David Wilson and Sir Alan Baker, and ordinary bods saying how it makes them fitter people and better leaders.

Damn good video, if you ask me. Nice bit of roasting music from the 1915 Overture and film of young managers swinging across assault courses in Wales. You might be used to flash cars, big salaries and high-powered jobs but you'll make good soldiers. If you've no previous experience in the forces, though, you'll probably have to be over 32 to join.

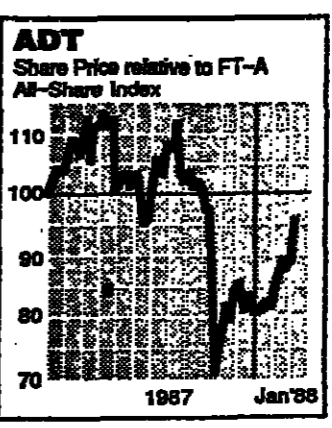
Sir Greville gave me this example. There is a TA Intelligence and Security unit in the City whose job is to gather information and present it so it can be used to exploit the enemy. If that is not a description of an investment analyst, I don't know what is.

He is keen to get people from overseas companies based in the City and there are going to be people from US, Japanese and Australian companies there on Monday night. But you have to be a British citizen to join up. Otherwise "you could quite possibly be on the wrong side," says Sir Greville.

THE LEX COLUMN

Enjoy it while it lasts

FT Index rose 15.1 to 1478.7



On a higher rating, the UK ownership of Hawley could dwindle in line with its shrinking contribution to profits when ADT finally clinches its New York listing. That could suit Mr Ashcroft, who appears to be planning only a short holiday from making big deals, and so far has found US investors more willing to pay...

Takeover Panel The Takeover Panel's emergency new guidelines for assessing the result of bid battles go a long way to ensuring that the Blue Circle/Birmid Quicfast mix-up will never happen again. Hoare Govett's incompetence has proved that stockbrokers cannot be trusted to do up purchases: in the future the responsibility will rest with the receiving banks, which are much better at that sort of thing anyway.

Marks and Spencer Condemnation of Marks and Spencer's proposed purchase of Brooks Brothers seems to have gone a touch too far. The 3p gain in the shares to 180p yesterday still leaves them below the pre-announcement level despite the rise in the market since.

Standard Chartered The abrupt departure of Standard Chartered's chief executive comes at a low point in the bank's fortunes. The forthcoming full-year figures will again show the stretched nature of the balance sheet, and, since the sale of the US subsidiaries is only a partial remedy, one assumes that a rights issue is inevitable.

Coal continued from Page 1 The board conceded in court the existence of a contract for the supply of a minimum of 600,000 tonnes of coal to Cocksand, and the judge, Lord Prosser, said there was a reasonable prospect of British Coal being able to prove its case in relation to Longannet, although he could see considerable force in the board's counter-argument.

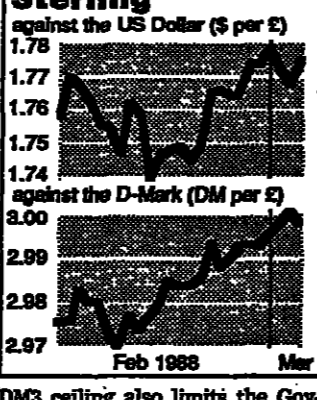
Standard Chartered continued from Page 1 been read as implying that Standard orchestrated an unlawful share support operation in lighting off the Lloyds bid. The article led to a Bank of England inquiry which cleared Standard of any wrongdoing. The FT said it had intended to convey only that there were important questions to be answered, but it accepted that the article implied Standard had in fact been guilty of unlawful conduct.

Hoare Govett continued from Page 1 may" in the count. It accepted that the firm's error was not deliberate and said Hoare reported the mistake as soon as it was discovered. Yesterday's rebuke was made exactly one year and a day after panel members had said that Hoare had unintentionally breached the Takeover Code

Bank intervenes to hold £ down

BY SIMON HOLBERTON

THE BANK OF ENGLAND yesterday intervened heavily in foreign exchange markets to prevent the pound from breaching its unofficial ceiling of DM2. The Bank has been intervening since the middle of the week to achieve this, but yesterday it was estimated to have bought foreign currency worth more than £1bn to stem the pound's rise.



There is a widespread expectation that sterling will come under further upward pressure next week ahead of the Budget on March 15, because of the attraction to foreign investors compared with those in other markets. The Government has been successful in convincing foreign exchange markets that it is committed to a stable exchange rate against the D-Mark.

Panama forced to close banks

BY ROBERT GRAHAM

THE EMBATTLED regime of Panama's General Manuel Antonio Noriega, was yesterday obliged to close all banks indefinitely because of a shortage of dollars.

US-backed moves to remove the general have heightened tension and have led to a run on deposits. The difficulties faced by the general have been compounded by legal action taken by ousted President Eric Arturo Delvalle to block Panamanian assets in the US.

are untraced. Earlier this week, the Banco Nacional requested \$10m (£5.6m) from the Republic National Bank in New York. However, delivery was blocked by legal action taken with the overt encouragement of the Reagan Administration.

Boeing's 737 breaks 2,000-sales barrier

BY MICHAEL DONNE, AEROSPACE CORRESPONDENT

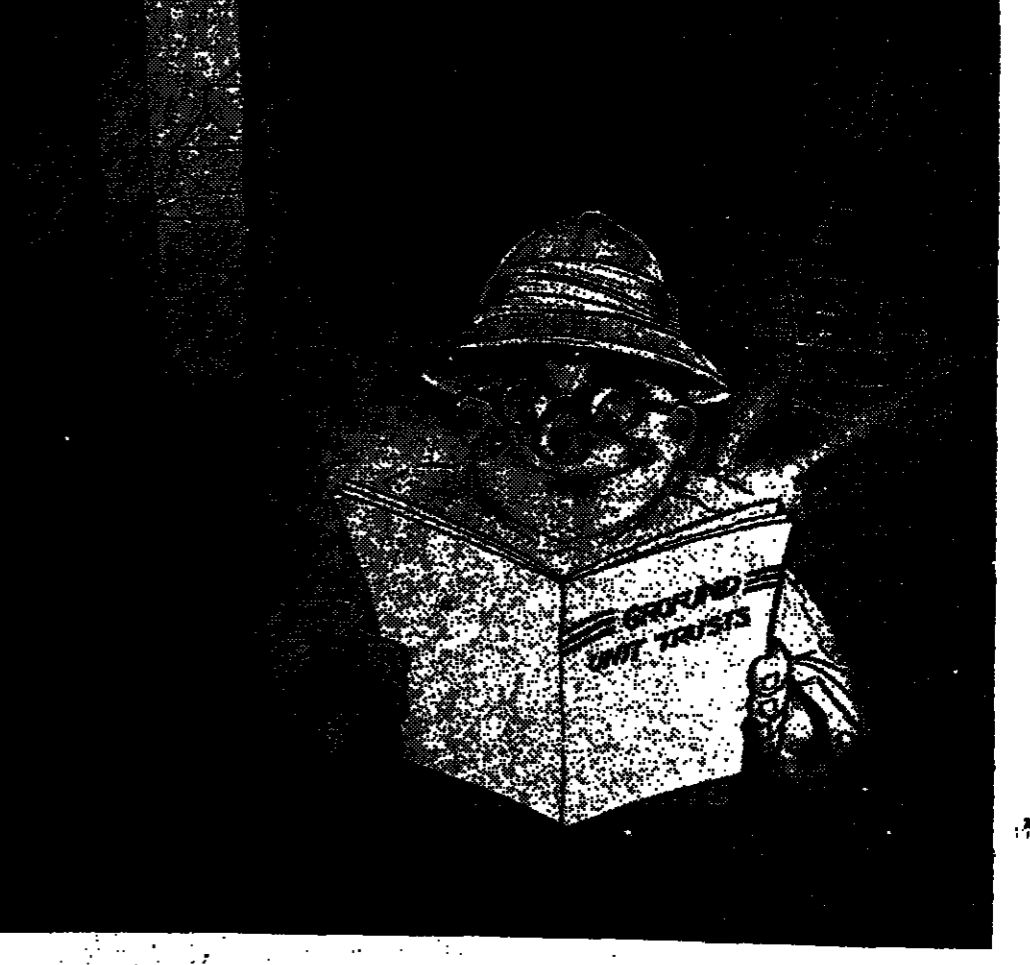
BOEING'S 737 short-to-medium-range aircraft has become the first jet airliner in the world to notch up more than 2,000 sales, with an order yesterday from US Air for 50 twin-engine 737s and an option on another 30.

The deal, worth \$1.5bn (£946m) initially and rising to \$2.5bn if the options are converted into firm orders, lifts total sales of the 737 to 2,001 aircraft, not including

The previous best-selling jet airliner was the Boeing 727 tri-jet, with 1,831 built. US Air is one of the leading US airline groups, and includes Piedmont Airlines and Pacific Southwest Airlines. It is already the world's biggest single user of the 737, with 55 in its fleet before the airline has ordered 20 of

Table: CHIEF LONDON PRICE CHANGES YESTERDAY. Lists price changes for various commodities like Amstrad, Barclays, etc.

Table: WORLDWIDE WEATHER. Lists weather conditions for various cities like Algeria, Athens, Amsterdam, etc.



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WEEKEND FT

Saturday 5/Sunday 6 March 1988

MARKETS • FINANCE & THE FAMILY • PROPERTY • TRAVEL • MOTORING • DIVERSIONS • HOW TO SPEND IT • BOOKS • ARTS • TV

The cinema is an exciting industry. Sometimes, in its hunt for novelty, it seems to go through as many revolutions per minute as a gramophone record. Year by year, almost every film-maker, every studio, every industry pundit takes turns to loud-hall the coming of a New Age.

But for once, revolution may indeed be just around the corner. 1988 looks to be the most promising year for upheaval in a long time. Everyone I spoke to in a recent visit to Hollywood — from film directors to studio chiefs — is feeling anxiously excited about the present and eager to take part in crystal-ball gazing about the future.

The major difference between movies today and movies in the past is the way we see them. Once upon a time the only way to see a feature film was to go to a movie-theatre with 1000-odd other people and gaze up at a giant screen. Today you can see films on TV, video or cable, as well as in cinemas that range from big showcase theatres to smaller-screen multiplexes.

John Daly, head of Hemdale Films, who produced *Platoon*, *Salvador* and other high-impact movies of last year, outlines the mathematics of this new era: "The cost of film and of marketing that film in cinema today is such that you have to rely on the ancillaries: cable, video and television. The movie industry can no longer survive just on having theatrical hits. You have to keep creating new technologies, which can bring in further revenue and offset the enormous cost of making a feature film."

But is this landscape of multiplying media a brave new world or a bewildering one? For today not even the movie, let alone its venue or "delivery system," remains constant. A video version is often different from a big-screen version. And TV and airline versions can be different still. Often drastically cut and cleaned (of bad language or explicit sex and violence), they can end up bearing little resemblance to the director's approved theatrical version.

One film-maker who has run into this trouble is British-born Tony Scott. He directed the money-spinning *Top Gun* and last year's top box-office hit *Beverly Hills Cop 2*. I re-saw the latter on a TWA flight, about 10 minutes from its London release version not to mention every 4-letter word.

"I don't like the fact that a film gets out of our control so early on," says Scott: "that it goes into video, cable or TV and you can't control the length, the language, the commercial breaks, even the shape of the screen. I'd like to get it in my contract — one day maybe I'll have the power — that there is a time-frame before the film can be released in another form than that made for the cinema circuit."

"The problem, though," he goes on, "is that the facilities that have been designed for home viewing are actually — I hate to say — better than to get it in my contract. It's like the case of big 6-foot screens and stereo sound. The sound in a well-equipped stereo-home is now better, I'd say, than in a majority of cinemas across America."

Britain's Alan Parker, now based in Hollywood, echoes Scott's ambivalence about the proliferation of new media.

"Without doubt the best way to see a film is on a large screen with wonderful sound," he says, "and to share that with an audience. But only a certain percentage of your audience go to see a film that way. Many, many people see it because of video, cable or whatever. And that's fine by me. A film like *Beverly Hills Cop*, which had a very limited cinema release in Britain, was seen by far more people on video than in movie theatres."



The celluloid revolution

Nigel Andrews previews the technological challenges facing Hollywood's film industry

Video, like TV and cable, has undoubtedly increased the audience for any feature film. But more remarkably, video is also, according to commentators and statisticians, putting audiences back in front of the cinema screens.

Certainly America, like Britain, is now experiencing a marked upsurge in movie-going. Last year's USA box-office receipts rose by 4 per cent over 1986's, and broke the all-time record established in 1984. And the growth of multiplex cinemas, giving filmgoers a multiple choice of movies at the same venue, is a clear front-runner among causes for people's return to the cinema. Los Angeles has just welcomed the largest multiplex in the world — an 18-screen homegrown holding sway in Burbank City — and 50-plus-screen venues are planned for the near future on both sides of the Atlantic.

The problem which many movie people see in the rise of the multiplex is that the experience it provides, with its cosy auditoria and smaller screens, is all too interchangeable with home viewing. Once High Definition Video enters people's homes — and its arrival has been given the green light by the recent accord on a common screen standard (1125 lines) between Japan and America — its quantum leap in picture quality will probably mean that the old tag-of-war between TV and cinema will once more pull TV's way.

On the cusp of that development, it seems only a matter of time before movies have to play once more their old trump card of size and spectacle.

At present two big-screen processes are battling it out in America for the "showmanship concession." The lesser marvel is linear: a wall-to-wall giant-screen system whose possibilities, like Cinerama's before it, seem mostly limited to glorified travelogues or films about people shooting rapids.

The other system, much more talked-about in Hollywood today, is Showscan. This could be the movie process for the 1990s and beyond. The system was invented in the late 70s by Special Effects expert Douglas Trumbull (of *2001* and *Close Encounters of the Third Kind*) and the industry has been quietly buzzing with its splendours ever since. The large cost of developing cameras and projectors, not to mention converting cinemas, has kept it off public screens till now: save for the odd theme park or world fair. But there are murmurs of a "break-out" this year.

The show-reel I saw at Showscan's headquarters in Culver City is among the most exciting 20 minutes I can remember ever spending in a movie auditorium.

First, guests were told about Showscan's basics by the company's President of Production Peter Beale. Unlike normal 35-mm film, which projects 24 frames per second, Showscan is shot in 70-mm and screened at 60 f.p.s. The 2-1/2 times greater speed produces images of unprecedented clarity (Beale assured us) with none of the "nicker" of normal film.

There was only one problem, he said, at our screening. The projectorist was new, and would we please bear with him. Exit

Beale. The lights dim. On the huge screen, unpromisingly blotchy footage of a desert unspools. Then — calamity — the film sticks and burns in the projector. Lights come on in a room behind the screen, where the flustered operative is rummaging around among film cans and machinery, apologising aloud to us. He sticks his face into the screen, cranking it. He wonders what he should do. The man is clearly a fool.

Soon he stumbles upon a large console and starts experimenting with switches. With each new switch he flicks, the screen is engulfed in a few dazzling feet of film. A soaring helicopter shot of the Rockies; a lifeboat at bay in a stormy sea; a fairground rollercoaster. These are filmed with a size, brightness and creamy clarity that make normal film seem like the stammerings of a Broward's camera.

But the true proof of Showscan's vividness is that everything we have seen so far has been on film. Even, incredibly, the stumblings of the projectorist and the face pressed into the screen. When was a movie audience last fooled thus? Not, I suspect, since the last great technological breakthrough, when Al Jolson spoke to his Mammy and the whole audience looked around them, wondering where the voice had come from.

So why has Showscan taken so long not to be taken up by the movie industry? Peter Beale has a ready answer. "It took six years from the invention of the sound system to get sound films made. It took

thirteen years from the invention of the zipper to get it on men's trousers." Point taken. But are there signs, at least, of Hollywood embracing Showscan?

Beale told me an announcement of coming feature films was imminent, and that there was firm interest from Columbia and Paramount. So off I went to those studios. Outgoing Columbia president was our own David Puttnam. There was little doubting his enthusiasm for Showscan.

"We saw it about a year ago, when Columbia was in great financial trouble. It seemed to us the way movies were going to go: the system that the man who invented Cinerama was dreaming of and couldn't do. So we put a significant amount of money into it, enough to help them do a full public flotation, and Showscan is now in rather good financial shape. We also mounted a PR campaign, going round the exhibitors, saying if you agree to re-equip your key theatres, Columbia will make the first Showscan movie."

The built-in problem with Showscan, as its detractors point out, is its cost. It will add anything from 500,000 to 3 million dollars to a film's budget to shoot in Showscan. And theatre conversion could cost in the region of 200,000 dollars per auditorium.

Ned Tansen, president of Motion Pictures for Paramount, is another Showscan enthusiast, but a more cautious one.

"It's a wonderful process. We're currently thinking of doing it with two movies. But frankly it comes down to two things. One, how much will it add to the

budget? Two, are theatre owners going to go along with us and share some of the expense? Somebody has to stand up and put the money on the table. If we're going to do a movie like *The Hunt For Red October*, which we'll probably make in '88 and which would be great in Showscan, we have to make sure it makes financial sense and we're not doing it as some kind of a lark. That we'll look at each other in two years' time and say, why on earth did we do that?"

What about Columbia's idea, put to me by Puttnam, of a limited release in special Showscan theatres, followed by a wider exposure in 35-mm venues?

"Initially, it would have to go that way," says Tansen. "Because you can't expect 1500 to 2000 theatres in this country, say, to suddenly put up the money and go over to Showscan."

"What you try and do," he continues, "is give audiences another dimension to going out to the movies. That's the whole purpose of it. But remember, you've seen Showscan in ideal conditions. I don't know what that would mean when you see it in a theatre in Manchester, with Coca-Cola stains on the screen and speakers that aren't terrific."

The conclusion seems to be that Showscan is being moved with painful slowness from the back burner to the front in Hollywood. But it could be a year or more before movie audiences see it. And some studios do not seem interested in joining in. "It's a great leap forward," said Mike Medavoy of Orion. "And does the company have a Showscan film planned?" "No."

Film directors, by contrast, see two excitements in Showscan. As a visual experience, both Alan Parker and John Boorman have sung its praises to me over the years and both are keen to shoot in the process. And Tony Scott sees it as a way of propelling cinema into the next epoch.

"I would love to make a Showscan movie. There has to be a future in these systems, because time moves on. We can't just stay with cinema as it is." Puttnam, too, thinks there are times when the cinema should make a leap of faith.

"I have a feeling it's an interim technology. But I think we should take a chance on it, because one of the great appeals of cinema is the roadshow capability, the very special events. At Columbia we were all convinced that if you've got a wonderful theatre in Chicago, say, with a very good movie, people will drive 30 or 40 miles and book up two months ahead. We were prepared to gamble heavily on that."

The roulette wheel of cinema's future is spinning. And it will keep on spinning, says Hemdale's John Daly, though the next number it falls on is anyone's guess.

"You have to keep creating new technologies. You have to. After 80 years, we still go around to cinemas with twelve cans of film. It's a very outdated way of operating. You'd think with all the technological advances, cinemas would be equipped with some 'receiver' which would do away with such a cumbersome, expensive system. I don't think we'll ever do away with cinema, but it'll be interesting to see what the 80s bring in terms of other outlets for receiving films. I suspect you won't be able to escape them. They'll be on wristwatches, in cars, in the bath..."

And the poor old film-maker? What about his plight in trying to keep his work in one piece amid the multiplying media?

"I don't think," says Daly, "that the talent will be able to control how the product is exploited unless, or until, the talent actually finances the picture. Which I don't think is going to happen in my lifetime."

That dream is for the next millennium.

The Long View

Curbing the itch to return to equities

IMAGINE HAVING £23bn, or thereabouts, and not having a very clear idea of what to do with it. That is roughly the position of the pension funds and insurance companies as they contemplate the investment of their projected 1988 net cash flows.

Without doubt the best way to see a film is on a large screen with wonderful sound," he says, "and to share that with an audience. But only a certain percentage of your audience go to see a film that way. Many, many people see it because of video, cable or whatever. And that's fine by me. A film like *Beverly Hills Cop*, which had a very limited cinema release in Britain, was seen by far more people on video than in movie theatres."

Managers of pension funds and insurance companies have about £23bn they don't really know what to do with. Does this mean that corporate bonds will, at last, start to appeal, asks Barry Riley.



gilt-edged in order to fund its huge budget deficits, so it is scarcely surprising that much of this paper found its way into institutional funds.

In a roughly similar fashion, the equity indigestion of 1987 was mostly the result of the excessive

pace of new issues. Company issues reached a phenomenal £14.1bn in 1987, with some £12bn of that bunched between July and November. How different it is this year. Corporate issues are scarcely to be seen. There is still scheduled to be £5bn of privatisation issues, including the last

instalment on British Gas and the flotation of British Steel, but this scarcely solves the problem.

As for gilt-edged, well, you should have noticed by now that the public sector is moving into surplus. The precise demand for finance will depend on factors like the volume of currency intervention. But Greenwell Morgan estimates that gross sales of gilts will shrink drastically this year, from £14bn in 1987 to £5bn.

Elsewhere, it is plain that the property sector is going to be busy in 1988. For years, investment property has been dismissed as a leftover inflation hedge of the 1970s, but with a 20 per cent return it quite unexpectedly turned out to be the best-

performing asset class of 1987, by a distance, and a tortoise and hare race against equities. It looks as though anything up to an extra billion could well go into property this year. Again, however, that will not make much of an impact on cash flow; and a few pension fund trustees might want to know why the funds were actually net sellers in the first half of last year of such a retrospectively attractive investment as property.

What about the rest of the £23bn? The capital markets abhor a vacuum, and it is for sure that some type of asset or other will rise up to fill it. A rerun of last year's equity market balloon can surely be ruled out on the basis that many institutions will be reducing rather than increasing their equity exposure. So the question arises of whether we will at last see the window opening for corporate bonds.

I know that this particular asset class has been prematurely tipped for revival down the years even more often than the Rover Group — and its variously named predecessors — have attracted over-optimistic merger partners. Remember that as recently as twenty years ago corporate debentures accounted for 20 per

cent of pension fund assets, compared with 2 per cent now. Arguably the revival has already begun, with a burst of issuing activity in the Eurosterling bond market. Sterling Eurobond issues by UK borrowers doubled to £2.5bn last year. Yet there are worries too. Residual fears of inflation are being fanned by the acceleration of earnings growth and the sharp deterioration in the balance of payments; these are the old curses of the British economy which helped to undermine the appeal of corporate bonds back in the 1960s.

Much will depend, too, on whether the merchant banks can design new corporate bond products which can appeal to the modern generation of fund managers as well as investors. An important point here is that the borrowers are more likely to be upstart house mortgage repackagers than traditional industrial companies. Nothing could be more welcome to the Bank of England than a securitisation of mortgage debt, the short-term financing of which has been causing the money supply to soar embarrassingly out of control.

What could get the process rolling? Clearly, the signals in Tuesday week's Budget will be important. Tax cuts are never music in the ears of bond investors, and a strong anti-inflationary line is what they want to hear. If the consequence is a slight rise in short-term interest rates and a firming of sterling, the bond markets will not mind for long.

The Grand Old Duke of York performed heroically for the Government on several occasions in the 1970s when interest rates had to be jacked up so that gilts could be sold on the way down again. Perhaps he should be dusted down and brought out for another — albeit short — ride up the hill. This time, however, his lordship would be carrying the banner of the private sector.

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MARKETS

Bold bids help market hark back to happiness

BEAR MARKET? What bear market? After months of languishing in the doldrums, the London market finally took off this week in a manner reminiscent of those innocent, long-lost days before last October's crash.

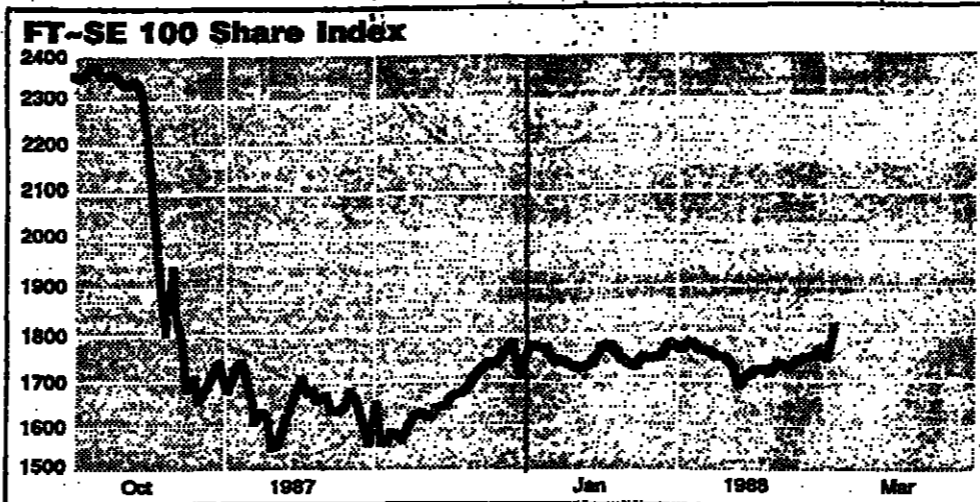
The FT-SE 100 index broke convincingly through 1,800, closing above that psychologically significant level for the first time since October 23 and the volume of equity trading improved markedly from its recent dismal levels.

started making an impact on equity prices. The Stock Exchange account which spans the Budget begins on Monday, and institutional investors after committing precious little cash to equities in recent weeks, have finally begun buying over the last few days in anticipation of a pre-Budget upward run in the indices.

London

Even the announcement on Monday of a record current account balance of payments deficit in January - £965m - had remarkably little impact on the market. This was largely because the figures were deemed to be erratically high, though they did underline continued fears of economic overheating, and will increase the pressure on Mr Nigel Lawson, the Chancellor, to limit the size of his budget tax cuts.

But most domestic economic indicators still present a robust picture: despite the trade statistics and a drop this week in North Sea oil prices to below \$14 a barrel, the pound is very resilient, bumping up hard against the DM3 level. There seems little or no chance of a further rise in base rates ahead of the Budget, and the yield on long-dated gilts has fallen over the past two weeks from around 9.30 to



around 9.16 per cent. Several analysts are now predicting a good run on the FT-SE 100 up to 1,900 or more. But the more interesting question is whether a rise could be sustained thereafter. Many investors, still smarting from October's crash, are likely to use any rally as an opportunity to sell. The current rally could turn out merely to be the long predicted bounce back from Black Monday, before a bear market sets in in earnest.

Against that argument, however, is the evidence that so far the UK economy has shrugged off the crash of '87. As Mr Robin Leigh-Pemberton, the Governor of the Bank of England, put it on Monday: "There is little sense of any hard landing, or indeed of any landing at all."

That view was echoed by several of the companies reporting this week. Unilever, the consumer goods multinational, said it saw no signs of recession as it reported a 16 per cent rise in annual pre-tax profits, to £1,330m, and confidently forecast strong growth in 1988. Williams Holdings, the highly acquisitive consumer and building products group, put out the same message as it announced 1987 taxable profits up from £32m to £57.2m.

Rennie sets the pace

JOHN RENNIE does not look like a former US naval aviator. Balding, reticent and bespectacled, he is chairman of Pacer, the electronics defence contractor, which scooped the award for the USM's best overseas company this week, before announcing good results for 1987 the following day.

Rennie set up Pacer in 1968, after 10 years with the US navy and some experience in the US electronics industry. Observers seemed to welcome the award. "They have gone out of their way to keep UK commentators informed," says Geoff Douglas at Hoare Govett. "It's a good, well managed company."

However, overseas companies - including Pacer - have had a difficult ride on the USM. The shares of Mrs Fields, the cookie company, flopped on issue before recovering, while most, like Pacer, have underperformed for most of the time. The explanation is more than a natural caution on the part of UK investors towards companies whose management is on the other side of the Atlantic.

HIGHLIGHTS OF THE WEEK

Table with columns: FT Ordinary Index, Addison Consultancy, BAT Ind., Burton, Charles Ind., Costana, Delta, Enterprise Oil, Lex Service, Lloyds Bank, Lucas Ind., Parker Knoll, Plessey, Reed Int., Volex. Includes price change and analyst comments.

Looking like a winner

ANALYSTS ARE betting on a surge in profits at LADBROKE, the bookmaking, hotel and DIY group, when the group's preliminary results are announced on Thursday.

Bundy, the US tubing producer, because of the crash. Meanwhile, the group has been transformed by disposals into an international specialist engineer, making comparisons with previous years difficult.

The company has had a busy year, with the highlight probably the acquisition of Hikon International and the low point definitely the state of stock market rumours that plagued the company in the summer. All the divisions are expected to have performed well with hotels recovering from the 1987 "terrorist factor" betting benefiting from the introduction of in-shop TV and Texas Homecare from the DIY boom.

Analysts have downgraded their forecasts for T&N, the engineering and mining group, since the interim stage, and are now looking for about £76m on Friday, when the company announces its results for 1987. This compares with a pre-tax figure in 1986 of £47.7m.

Results Due

After the traumas of 1986, when revenue from the US automotive division declined sharply, the City is hoping for an increase in volume, but this may be offset by a disappointing year for the US parts distribution business and currency movements should also have some adverse effect on the figures.

Trading has been good, the automotive side in particular gaining market share with a full year's contribution from A.E. The company still faces outstanding asbestos health related and property damage claims.

Heather Farmbrough

Stronger results are expected from GRN in Europe and the UK, where transmission sales look like improving. Pre-tax profits should be between £138m and £142m, against £132.4m before tax in 1986.

Results Due

Profits will be further limited by Ultramar's use of period-end exchange rates. On December 31 the dollar stood at \$1.88 to the pound and as a result Ultramar will be hard pressed to report gains before tax, much above £48m. This compares with a net £22m loss in the previous year.

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Junior Markets

However, analysts have been disappointed by the seemingly slow progress of BALLAST, a software package which enables a ship's crew to analyse the stability and trim of a ship on a personal computer. This summer, interest in BALLAST perked up, following the sinking of the Herald of Free Enterprise.

Junior Markets

Pacer's competition in data systems comes mainly from Marconi, one of the giants of the electronics world. "Until recently, we've been the total opposition," says Rennie. But as Pacer expands, it poses a more serious threat which Marconi may not tolerate.

Junior Markets

Rennie is unperturbed by talk of cuts in US defence expenditure, because he believes Pacer's products and services are relatively immune. "Talk about the defence budget is a lot of double-speak," he says. "The cuts are taken from theoretical numbers. The overall market may be flattening out, but it depends where you look. Amphibious warfare is a high priority, for instance."

On a happier note, the USM awards were held on Tuesday evening at the Grosvenor House, amid 500 guests and Caribbean music. Few were surprised when Sophie Mirman, chairman of Sock Shop, was announced USM entrepreneur of the year. Her husband and co-managing director Richard Ross collected her award as she was recovering from the birth of her son.

Blenheim Exhibitions won the award for the USM company of the year. Sadly, by the time this was announced, the audience's attention was wandering a little. The cameras just did not sell, despite price cuts and retelling through Dixons and Boots. Since 1981, Nimslo has reported a loss at almost every set of results. It has had to sell its North American professional portrait operations and more ignominiously, the rights to the 3-D camera to Nissel. Nimslo now relies

Interest Rates: What you should get for your money

Table showing interest rates for various financial products like CLEARING BANK, BUILDING SOCIETY, NATIONAL SAVINGS, MONEY MARKET ACCOUNTS, and BRITISH GOVERNMENT STOCKS.

Lloyds Bank. Halfpenny 90-day; Immediate access for balances over £5,000. Special facility for extra £5,000. Source: Phillips and Drew. Assumes 4.5 per cent inflation rate. 1 Paid after deduction of composite rate tax. 2 Paid gross. 3 Tax free. 4 Dividends paid after deduction of basic rate tax.

COMPANY NEWS SUMMARY

Table listing company news, take-over bids, and mergers with columns for company name, value of bid, and other details.

PRELIMINARY RESULTS

Table showing preliminary financial results for various companies, including revenue, profit, and dividends.

INTERIM STATEMENTS

Table showing interim financial statements for various companies, including revenue and profit.

RIGHTS ISSUES

Hartsons Group have announced a two-for-five rights issue at 25p to raise £5.8m.

OFFERS FOR SALE, PLACINGS AND INTRODUCTIONS

Meadwest have raised £1m in a private placing of 1m shares at £1 each.

RESULTS DUE

Table listing companies with results due, including dates and expected results.

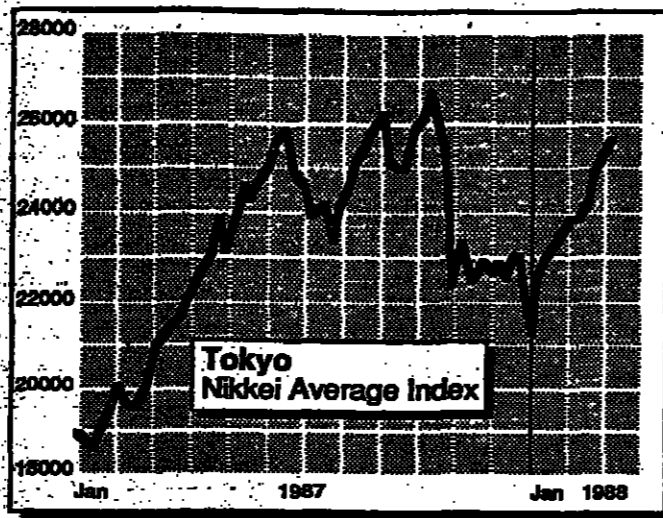
Dividends are shown net of tax per share and are adjusted for any variations in share price.

MARKETS

Optimism rules in the land of rising confidence

IN THE weeks after Black Monday, some foreign observers were heard to say that the resilience of the Tokyo stock market was perhaps a temporary aberration...

Securities, Japan's largest stock broker, said yesterday that there might now be a correction after such a sharp increase...



Tokyo Nikkei Average Index

Japan

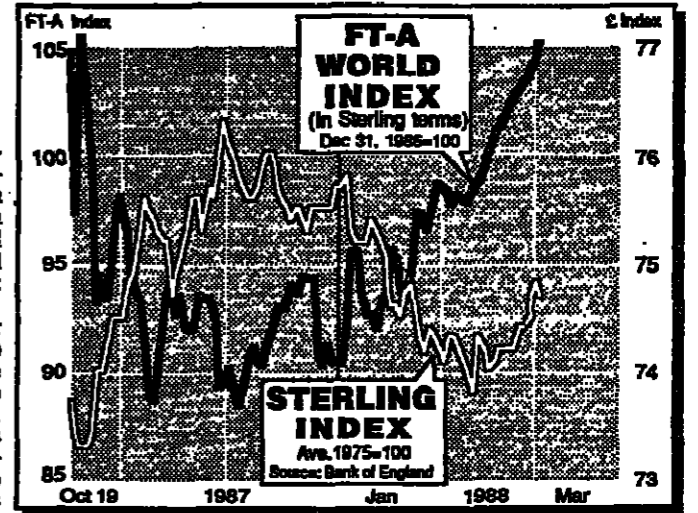
rapid that authorities tried to slow things down by putting out warning signals. The Bank of Japan publicly announced to investors that what goes up must go down...

There are some strong reasons behind this optimism. The first is technical. This week's performance followed a run of 13 days in which prices had risen...

Even worries about inflation have receded since the beginning of the year. Mr Satoshi Sumita, governor of the central bank, who usually never misses a chance to complain about the latest risks of inflation...

Table of FT-actuaries World Indices showing percentage changes for various countries like Australia, Austria, Belgium, Canada, Denmark, France, West Germany, Hong Kong, Iceland, Italy, Japan, Korea, Malaysia, Mexico, Netherlands, New Zealand, Norway, Singapore, South Africa, Spain, Sweden, Switzerland, UK, and USA.

The reason is simply investor confidence, not just in the Tokyo Stock Exchange, but also in the Government and its ability to keep things working smoothly.



shows in a paper this week on the Tokyo equity market that Japanese open-ended investment funds have only about 30 per cent of their assets in equities...

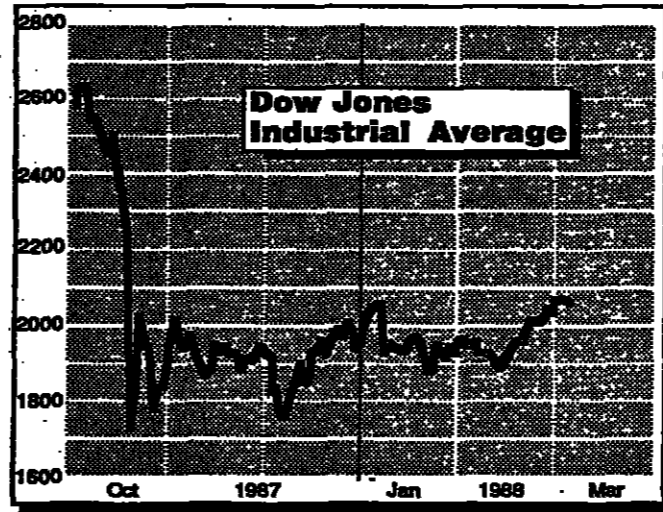
Carla Rapoport and Stefan Wagstyl

We've seen it all before

TEXACO IS the subject of takeover rumour. Drexel Burnham Lambert is calling in markers from its junk-bond clients...

Mr Burt Sugarman offered \$1.75bn for Media General. All these bids are in cash, and that is quite a lot of cash to add to the balance sheet...

Yet, if anything, last week saw developments in speculative financing which make last summer's takeover binge seem almost sober. Take Macy's offer for Federated Department Stores...



Dow Jones Industrial Average

Wall Street

Last week, takeover fever returned to the US equity market with a virtuoso performance last summer. Rumours of takeover, mostly fanciful but many all too accurate, was the main conversation in equity-dealing rooms...

through 2,051.89, which was reached at the close of trading on January 7. The Dow has repeatedly faltered approaching this level...

Rebuilding the company's financial structure would have been enough for most executives, but not Mr Edward Finkelstein, Macy's chairman. He wants to own Bloomingdale's as well as Macy's in New York...

equally leveraged offer from Campust - Macy's 11 will have a financial structure to shame Macy's 1. Debt will be more than \$9bn and a large surplus of liabilities over assets.

confidence, or recklessness. The C.H. Beazer offer for Koppers is just as instructive. Mr Brian Beazer is a businessman of great ability and wide horizons...

Whether Beazer is successful is another matter. At \$45 a share, the bid is far too low. Koppers was trading on Friday at over \$52.

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CHANCERY SECURITIES PLC. 14 Fitzhardinge Street Manchester Square London W1H 9PL. Telephone: 01-935 8101 (24 hours) or 01-486 7171. Facsimile: 01-935 5820. BUSINESS EXPANSION SCHEME

Let the buyer be aware

WITH EQUITIES in the doldrums, and with few professional predictors of a major turnaround during this year, a number of people are wondering if they should invest some of their money in gilt-edged securities.

Gilts have been the poor relation of equities for the best part of this decade, having failed to offer the best rates of return when compared with shares.

However, this year some brokers believe investors will earn more from gilts than they will by investing in shares, given the uncertain economic outlook and the residual effects of October's stock market collapse.

Gilts (government securities) can be an attractive and profitable investment. As their name implies they are a totally secure method of investment; no British Government has ever defaulted on its debts. The market is very liquid and easy to get in and out of... if at a price.

Gilts are the principle way in which the Government finances its borrowing needs. The total face value of outstanding gilts is some £135bn, comprising almost three quarters of the national debt. The market in this debt is huge. In the year to September last year the total value of stock exchange transactions in gilts was almost £1,000bn - about two thirds of the value of all transactions on the London exchange - and customer business, that is end-investors as opposed to market-makers, accounted for more than half of this.

There are two main ways of buying into the gilt market: on application through the Post Office to a scheme administered by the Department for National Savings; or by dealing directly with a stock broker. The amount you wish to invest will largely dictate which of these two avenues is best for you because dealing costs vary.

On the basis of cost alone, if you have up to £5,000 to invest in gilts then the Post Office is the cheapest way of buying into the market. A £5,000 investment would cost £21 through the Post Office, while a typical stock broker might charge about £50 for the same service.

For investments above £5,000 you begin to become attractive to many City firms. For a £10,000 deal the National Savings Department will charge £41 while a City stock broker might charge around £50. On the surface the stock broker is much more expensive than National Savings, but the broker can offer what the National Savings cannot: advice on how to structure your gilts

portfolio and strategies which you might like to exploit.

Gilts are a very actively traded instrument. It is important to know what is guaranteed and what is not. The Government guarantees to pay regular, usually half-yearly, interest payments and the face value of the bond on redemption. On some gilts, known as "index-linked," it promises to pay an inflation-adjusted capital sum on maturity. But it does not guarantee any price during the life of the bond.

Gilts are free of capital gains tax. However, if you are a very active trader then the Inland Revenue might take a look and question whether your profits should be taxed. The income derived from interest payments is taxable. National Savings will

The latter is most important, because if the Government engineers a rise in base rate this generally has the effect of raising the level of interest rates across the whole spectrum of gilts on issue.

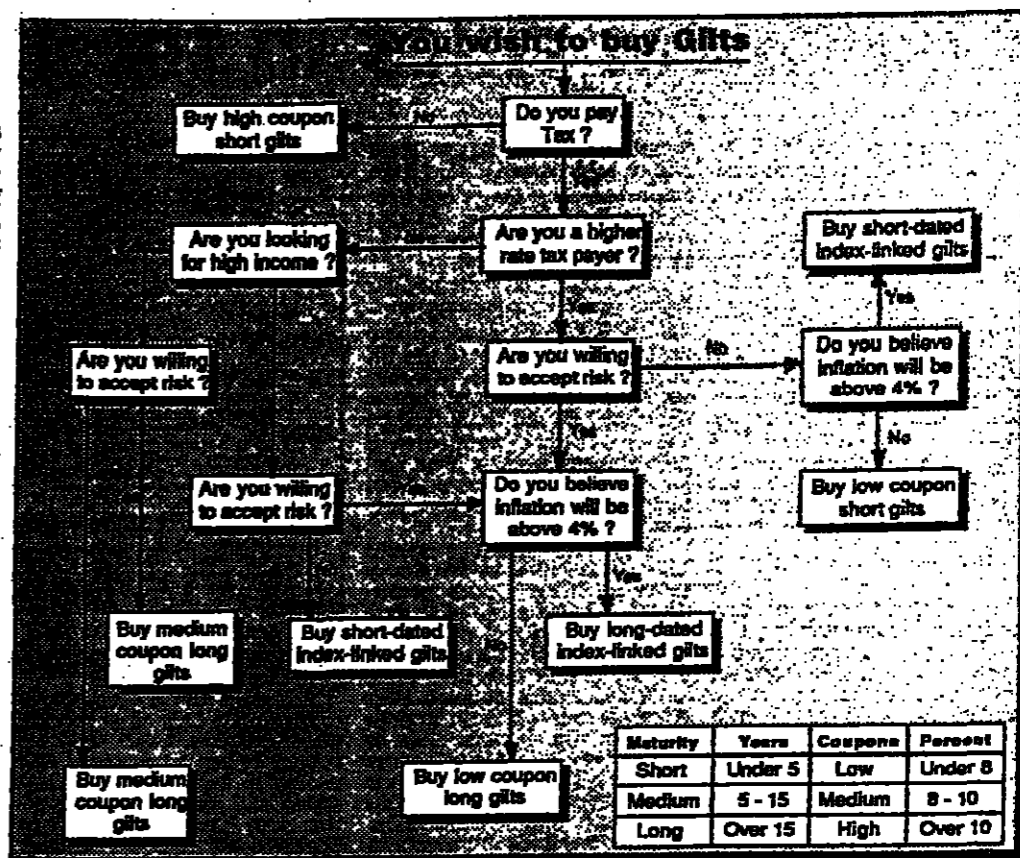
The relationship between gilt prices and interest rates is inverse: if the price rises, the yield falls - and vice versa. Ideally, one would want to buy when yields are high and sell when they fall, thereby taking a capital profit. This can often happen, but it also cannot.

If, for example, base rates were to rise by half a point on Monday then the price of the 2003 index-linked gilt could fall by as much as 56.62 per £100 invested. So, if an investor had to sell £10,000 of these gilts on Monday - having only bought this stock earlier this week - he would lose £562. By comparison the price of the 1989 Exchequer gilt would fall by 65p per £100, and the loss would be £65.

The same arithmetic works if base rates are lowered by half a point, or if, because there is a greater demand for gilts than there is supply, prices rise by natural market forces. In these cases the indicative losses above are turned into profits.

As with most investments, however, there is no substitute for seeking advice and making a considered decision on the basis of risk and reward. To rework the old adage, the buyer should be aware.

Gilts can be a secure, attractive and profitable investment. And some brokers believe investors will earn more from gilts than shares this year, says Simon Holberton



AFTER-TAX REDEMPTION YIELDS

| Gilt | Tax Rate | 0 | 27 | 40 | 45 | 60 | 55 | 60 |
|--------------------------|----------|------|------|------|------|------|------|----|
| 2 1/2% Exchequer-1990 | 6.87 | 5.95 | 5.81 | 5.47 | 5.34 | 5.21 | 5.07 | |
| 10% Exchequer-1989 | 9.20 | 6.52 | 5.23 | 4.73 | 4.24 | 3.74 | 3.25 | |
| 10 1/2% Exchequer-1987 | 9.36 | 6.64 | 5.33 | 4.83 | 4.32 | 3.82 | 3.31 | |
| 7% Treasury-2012/15 | 6.93 | 6.61 | 5.51 | 5.08 | 4.66 | 4.24 | 3.81 | |
| 2% Index-linked-1989 | 6.40 | 5.94 | 5.67 | 5.57 | 5.48 | 5.36 | 5.26 | |
| 2 1/2% Index-linked-2003 | 7.88 | 7.22 | 6.85 | 6.71 | 6.57 | 6.43 | 6.29 | |

Source: CL-Alexanders Lang Cracraft

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ESTIMATED GROSS INITIAL YIELD 8%

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The Fund will have an exceptionally low initial charge of 4% and an annual management fee of 1% (+ VAT). The latter reflects the ease and low cost of dealing in the investments which comprise the portfolio.

QUALITY

Initially the portfolio will concentrate on Europe and the UK and will comprise high quality fixed interest investments, convertible securities and shares in blue chip companies which are sheltered from exposure to the US Dollar and whose profit forecasts for 1988 remain intact.

DEFENSIVE

At all times, the managers shall look to protect a significant proportion of the capital value of the Fund through the use of fixed interest and convertible securities and it is envisaged that prospects for future capital growth will be catered for by selective investment in high quality 'blue chip' shares.

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Further information: Units can be bought (at other prices) or sold (at bid prices) calculated on a formula approved by the D.I.I. on only business days at the price prevailing on the day instructions are received. Prices and yields are published daily in leading national newspapers. Current rates are normally displayed within seven days. Certificates are normally sent out within 10 days of receipt of the application. An initial charge of 4% on the amount invested is deducted from the proceeds. From the 11th March 1988, the annual management fee is 1% (plus VAT) deducted monthly from the income of the fund. The fee can be increased to a maximum of 2% (+ VAT) with three months' notice to the unit holder. DISTRIBUTION DATES: 3rd March and 30th September. Distribution cheques will be sent to the unit holder's registered address together with tax vouchers. Income may be reinvested. The Fund does not pay CGT but unit holders may be liable if their overall gains exceed the annual allowance. TRUSTEES: Chase & Co., 57 Abchurch Lane, London EC4A 3DF, who hold all the assets and ensure compliance under the terms of the Trust Deed. A copy of the Trust Deed is available for inspection during normal working hours. MANAGERS: Duménil Unit Trust Management Limited, 54 St. James's Street, London SW1A 1LE. The Fund is O.U.K. controlled Unit Trust.

Just kidding folks

WITH THE end of the tax year approaching, BES Investors are short on time, if long on offers. This week's crop ranges from the chance to invest in a goat breeding concern to the more familiar property developers and hoteliers.

Demand for cashmere and mohair in the UK currently outstrips supply, with imported fibres making up the shortfall. Woodstock Breeding is now seeking to exploit the growing markets for cashmere and mohair clothing in the UK by establishing a breeding centre for "superior" goats.

It also intends to breed "superior" red deer. Venison, the company argues, is an attractive alternative to the Sunday joint of beef or lamb, particularly for the health conscious as it is lower in fat.

One meat supplier has estimated that demand could rise to 5,000 tonnes a year, compared with the current 1,200 tonnes. Farmers would need to produce 80,000 carcasses a year compared with the current 2,500.

So far so good. However, readers with sensitive stomachs may find Woodstock's breeding methods rather unpalatable. It is effectively trying to produce a little "master race" of deer and goats by the use of embryo transplants "to increase the breeding rate of superior goats with desirable genetic characteristics such as high quality fibre, high yield and fertility."

Woodstock believes it should be making profits by 1989 - but the crunch is likely to come later. Woodstock is unlikely to be the only company to recognise the attractions of breeding these animals in the UK. The danger is that there may be a glut of livestock, and angora and cashmere will lose their exclusive cachet. The issue is sponsored by Chancery Securities and closes on March 15.

Among the more familiar themes is Headbourne Worthy Medical which seeks to raise £1.7m by March 25 to build an upmarket nursing home next to its existing retirement village at Headbourne Worthy House, Hampshire.

Elegant Ways is looking for £2.3m to develop its existing hotel and health club business by combining the two as one in new sites. The sponsors are Oakland and the offer closes at the end of this month.

Dexta Estates is seeking £5m and has already acquired the businesses of two of its directors as a basis. It intends to concentrate on the south of England. Applications close on April 5 and the sponsors are Minister Trust.

Finally, the second timber merchant in recent weeks to raise money under BES is Highland Sawmills, which is looking for £2m through an offer sponsored by Anthony Wiener. The company wants to buy and convert felled logs into finished timber products for sale in the UK, mainly to construction companies. One for the BES investor who can still see the wood for the trees, perhaps.

Heather Farnbrough

Worth a careful read

HARVARD Securities, the over-the-counter house, is extending its offer of gift shares in Medivest, a newly formed company established to invest in high technology medical projects, to further clients. So far, 4,000 have applied. However, it is worth reading the prospectus carefully, as shareholders may find it is less attractive on a second reading.

Harvard originally offered the gift to its unfortunate clients who had lost money in VTC, a video software company which went into receivership, and to shareholders who invested in some other Harvard companies that went into voluntary receivership.

Harvard effectively owns Medivest, and intends to keep all the 20m fully paid up ordinary shares it already holds, although it is gifting 30m "A" shares. The two directors of Medivest are also directors of Harvard.

Harvard is offering the same terms for the extended offer as the original offer. The 0.25p "A" partly paid gift shares carry no voting rights and dividend entitlements are worth only one sixteenth of the fully paid ordinary shares in Medivest.

However, one drawback for "A" shareholders is there is no guarantee of a future market in the shares. In the Medivest prospectus, Harvard says that as a licensed dealer, it can provide a market in both class of shares on the OTC.

But when the Financial Services Act is implemented on April 1, Harvard will have no authority to deal, unless it wins authorisation to do so from one of the self regulatory authorities. Last year, it was refused external membership of the Stock Exchange.

Miss Sarah Bennrose, of Harvard, claims: "After the first of April, we will continue to make a market in Medivest, as we have applied for interim authorisation and are confident that we will get it."

However, if Harvard fails to win authorisation, it looks unlikely that anyone else will deal in Medivest. As the prospectus warns, "no other dealers have declared an intention to provide such a facility," and "no application has been, or is proposed to be, made for these securities to be admitted to the Official List of the Stock Exchange, or the third market."

Furthermore, while the partly paid shares are a gift, shareholders will have to pay well over book value later if they want to keep them. Once the gift is completed, Medivest will call on "A" shareholders for a £1.5m rights issue. "A" shareholders will be able to take up one new ordinary share for every "A" share held by paying 5p a share. This is a premium of five times to the book value, which is pretty demanding for an investment company with no track record intending to invest in a highly speculative area.

The alternative for "A" shareholders is to convert into ordinary shares at 3.75p each at the company's first AGM - but this will not happen until the company has been trading for at least 12 months. Each time a shareholder converts, Harvard is getting 2.75p (ie 3.75p less the 1p book value of the shares).

The second and final opportunity to convert is after the second AGM, again at an unspecified date. But the price will be determined by the directors, depending on the price "quoted by any one or more dealers in the ordinary shares" - if there are any.

Holders of "A" shares who fail to convert by the second AGM will then have the choice of buying back their shares on the basis of one ordinary share for 15 "A" shares, or selling them back to Harvard for 0.25p.

Heather Farnbrough

JUPITER SPECIAL SITUATIONS FUND

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The American Capital Fund (started investing on 16th February 1987) was placed second in its sector of 107 funds over the period from that date to 31st December 1987. The Income Trust (started investing on 14th August 1987) has ranked consistently in the first quartile in its sector of 112 funds, whilst the Resources Trust (started investing on 1st November 1987) was ranked second in the commodity and energy sector up to 31st December 1987.

The price of units and the income from them may go down as well as up. A wholly-owned subsidiary of Jupiter Asset Management Limited, a member of FIMBRA.

We believe that this consistent performance record during 1987 - which was a difficult investment year - is exceptional.

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For details of the Fund and an application form, please reply to:

BUY JUPITER!

Jupiter Special Situations Fund, Jupiter Unit Trust Managers Limited, 197 Knightsbridge, London SW7 1RR.

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Address: _____

Name and address of financial adviser: _____

Name: _____

Address: _____

Better news at UKP

TWO YEARS ago, the unthinkable happened - a long-established traditional mutual life company ran into financial trouble.

From out of the blue, investors holding with-profit contracts with United Kingdom Provident Institution were told that the company was in trouble and had had to be rescued by another mutual life company, Friends' Provident Life Office.

Although technically an operational merger, effectively it was a take-over by Friends' Provident, and there was considerable concern among certain UKP policy holders, who regarded the merger as a "shotgun marriage" imposed by the Department of Trade and Industry.

However, the first tangible results of the rescue came this week as UKP announced its first bonus declaration since the merger. One of the first actions taken by the new management was to slash the interim bonus rates by 10 per cent from the high 1985 declarations - bonus levels that Fred Cotton, managing director of both companies, said were not sustainable.

No indication was given as to whether this action in itself would be sufficient. As it turns out, investors will be relieved to hear that there is no further cut in bonuses. The reversionary bonus declarations for the two-year period to end-1987 effectively maintain the interim rate, while the terminal bonus rates also remain unchanged.

However, the rates shown in the accompanying table are still 10 per cent below those declared at end-1985, and this is at a time when most other life companies are maintaining reversionary and terminal bonus rates.

Investors with maturing life policies will find UK Provident way down the performance league, while Friends' Provident either heads the tables or is near the top.

The actual results are in complete contrast to the picture being given by UKP in its marketing heyday prior to its problems. Several investors and their

| | End 1987 | Interim Rate | End 1985 |
|----------------------------|----------|--------------|----------|
| Life Contracts | | | |
| Reversionary Bonus 1986-87 | 53.00% | 54.00% | 54.90% |
| Annual equivalent | 54.00% | 55% | 55% |
| Terminal Bonus | 65% | 65% | 73% |
| Pension Contracts | | | |
| Reversionary Bonus 1986-87 | 57.10% | 55.00% | 55.05% |
| Annual equivalent | 55.00% | 55% | 55% |
| Terminal bonus | 65% | 65% | 60% |

advisers were engulfed into UKP on the face value of these claims, and these investors must not accept that while they will not lose money as such, they are unlikely to get a top return from their with-profit contracts, at least for the next few years, as was indicated by the company's projections at the time they made their investment.

Indeed, it was the attempt by UKP to become a top performing traditional life company without having an adequate capital base and adequate management control that was the root cause of its problems.

However, investors will be consoled by the progress report given by Fred Cotton on the financial progress of UK Provident, which looks promising.

Investors will recall that there were three basic factors causing the company's problems: a high level of expenses; a high risk investment strategy that went sour and a high level of new business and high bonus rates.

Friends' Provident has tackled all three with considerable success. Full details will be available in the financial report of UKP due in next month. However, Fred Cotton did reveal that expenses had been cut from £38m in 1985 to £10m last year, some of this saving coming from UKP ceasing to write new business.

The other success came on the investment front, which is now managed by Friends' Provident. Since UKP is now a closed fund, the investments ultimately have to be primarily in fixed-interest form to match the maturing lia-

Eric Short

Dial a share

BRITISH Telecom has entered the financial services market. It announced this week that it has acquired a majority interest in Sharelink, the execution-only share dealing by telephone service.

It has bought a 64 per cent stake in Sharelink, which was launched ten months ago by David Jones, its chief executive, in conjunction with Birmingham-based stockbrokers Albert E Sharp.

Under the new set-up, Albert E. Sharp will have 33 per cent holding and David Jones, who remains as chief executive, four per cent.

Jones worked for British Telecom in helping to set up its computer-based telephone enquiry service, which was used to handle the group's privatisation offer.

It was this that gave him the idea of setting up a different kind of share dealing service, which offers no advice or share information and has little to do with traditional stockbroking.

Dr Sydney O'Hara, managing director of British Telecom Enterprises, said: "developing the use of the telephone to supply financial services was considered an area of major potential."

John Edwards

Options for the revolution

A MAIN feature of the pensions revolution is that from April 6 employees will be able to opt out of their company scheme and switch to a personal pension, starting from July 1, which can effectively be backdated to April.

That personal pension can also be used to contract out of the State Earnings-Related Pension Scheme (Serps).

Until now, personal pensions have been available to the self-employed and to employees not in a company scheme, only as an addition to Serps.

The new-style personal pensions have been modelled on retirement annuity contracts, though there are certain changes. They operate on the money purchase principle. Contributions are invested in tax exempt funds and on retirement the accumulated value is used to buy a pension.

However, behind this very straightforward concept lies a mass of complication, most of it Government-inspired.

For a start there are two versions of personal pensions:

(a) the appropriate personal pension used to contract-out of Serps, which is available only to employees.

(b) personal pensions which are available to both employees and the self-employed.

For appropriate personal pensions, the contribution rate is the National Insurance contracted-out rebate, which is the difference between the full contracted-in rate and the contracted-out rate. From April 1988 this will be 3.8 per cent of earnings between £2,132 and £18,568, split 2 per cent employee and 1.8 per cent employer.

The employee gets tax relief on his contribution.

Employees who have not previously been in a contracted-out company scheme for two or more years qualify for a 2 per cent incentive payment until April 1993.

The rebate will be paid from the normal National Insurance contribution, collected and accumulated by the Department of Health and Social Security over the tax year. It will be paid over as an annual lump sum to the institution providing the personal pension, together with the tax relief and any incentive payment, soon after the end of the tax year.

For personal pensions, available to the self-employed and employees the maximum allowable contribution rates are 17.5 per cent of total earnings up to 50 years old; 20 per cent to 51-55 years; 22.5 per cent to 56-60 years; and 27.5 per cent to 61-75.

Employees can contribute to employees' personal pension but there is no legal obligation to do so.

Employees pay contributions net of basic rate tax. Any higher rate tax would be reclaimed through adjusting their tax code.

The self-employed pay contributions gross and adjust their tax bill, as at present.

Retirement benefits

(a) Appropriate personal pensions.

Payment of benefits starts from State retirement age - currently 65 for men and 60 for women.

Employees take the accumulated cash value and buy a pension from a life company. This pension must offer the same rates for men and women and

with-profits policy, a return of premiums with or without interest according to the policy.

Further life cover can be arranged - the cost coming out of the maximum contribution up to 5 per cent overall.

Investment

Life companies, unit trust groups, banks and building societies will be able to provide personal pensions.

There is no investment restriction as such under personal pensions, other than that imposed on each institution by the relevant legislation.

With appropriate personal pensions, employees can only hold one contract for a particular year's payments. But they can change providers each year if desired and transfer benefits from one provider to another once a year.

With personal pensions, individuals can spread their contracts between as many providers as they want subject to the minimum premium on the contract and the overall level of their contribution.

With equity or property based personal pensions, the employee gets the full benefits of investment growth but equally carries the risk of a decline.

Charges

For linked assurance linked pension contracts and unit trusts there would be an initial charge deducted from the contributions and an annual charge on the underlying fund.

Bank and building society deposit schemes could, if normal practice is followed, have expenses as a first charge on the investment income.

Eric Short



Come into the closet

INDEX CLOSETING are the new buzzwords for investors - Ivory & Sims this week launch an off-shore umbrella fund, the Atlas fund, which will use an investment technique known as index closeting for its five share-based sub funds.

It is similar to index matching used by many fund managers to keep track of the overall average market trend. But, with index closeting, the investment portfolio for each sub fund is weighted in accordance with the different sectors, with the relevant geographical index - such as the FT A All-share index in the case of the UK - used as a benchmark.

Within these sectors the fund managers choose stocks which they consider will outperform the sector average.

However, this technique will only be used for five of the 15 sub funds included under the Atlas umbrella - the UK, North American, Continental Europe, Japan

and Pacific portfolios. There are three other equity sub funds - Gold, Global Capital and UK Growth of Income - as well as three bond funds and "liquidity" (cash) currency funds.

The launch of the Atlas umbrella fund, an open-ended investment company registered in Luxembourg and managed in Guernsey - and listed on the London and Luxembourg Stock Exchanges - marks the first move by Ivory & Sims to spread its wings outside investment trusts and follows the recruitment of Richard Carswell, previously of County NatWest unit trusts.

Carswell says the Atlas fund, which will apply for distributor status to encourage participation by UK investors, could operate on similar lines to authorised unit trusts. It was aimed to give flexibility to investors in current uncertain market conditions. There was a wide choice, and the

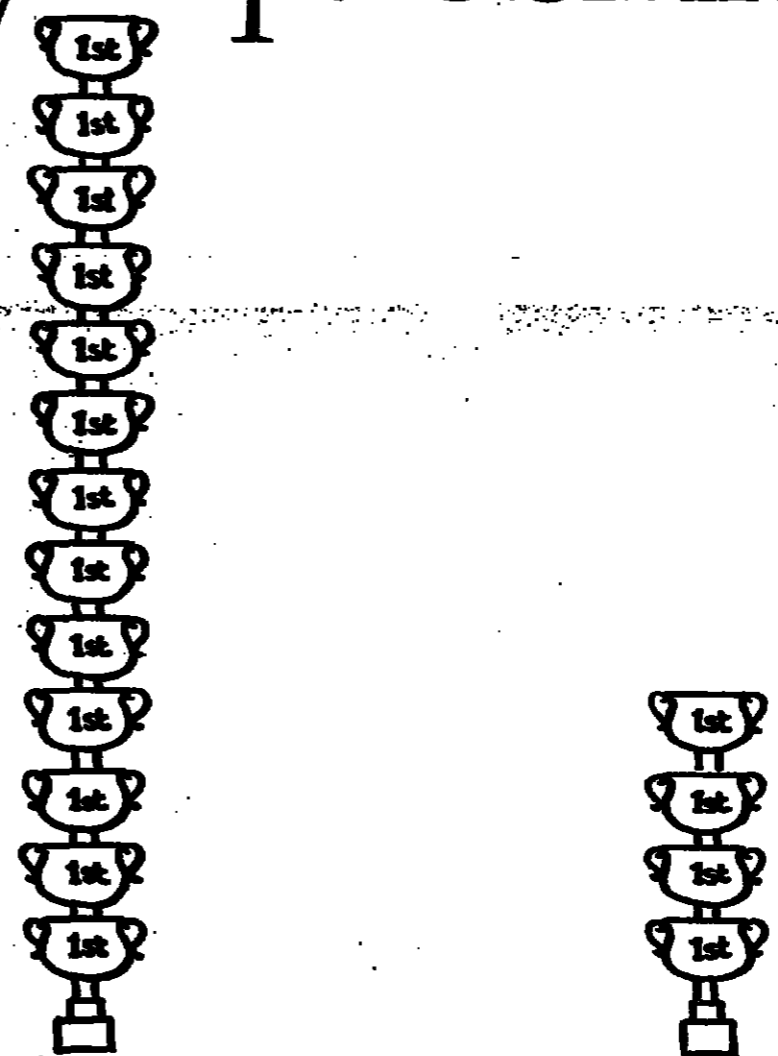
index closeting should provide reassurance to investors wishing to go back into shares that the funds would not underperform the market.

Switching between funds in the umbrella will be based on a bid-to-net-asset-value basis and the first four switches in any calendar year would be free of administrative charges. After that a fee of 250 a switch would be made.

There is an initial (front load) charge of five per cent on the 11 equity and bond sub funds but no charge on the four liquidity sub funds. However, if you switch from the liquidity to equity and bond funds, you will be charged an extra five per cent. In addition there is an annual management fee of one per cent on the equity and bond funds, and 0.5 per cent on the liquidity funds. Minimum investment is 25,000.

John Edwards

Which company would you buy your pension from?



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*20 year regular contribution with profits policy - Planned Savings Survey November 1987.

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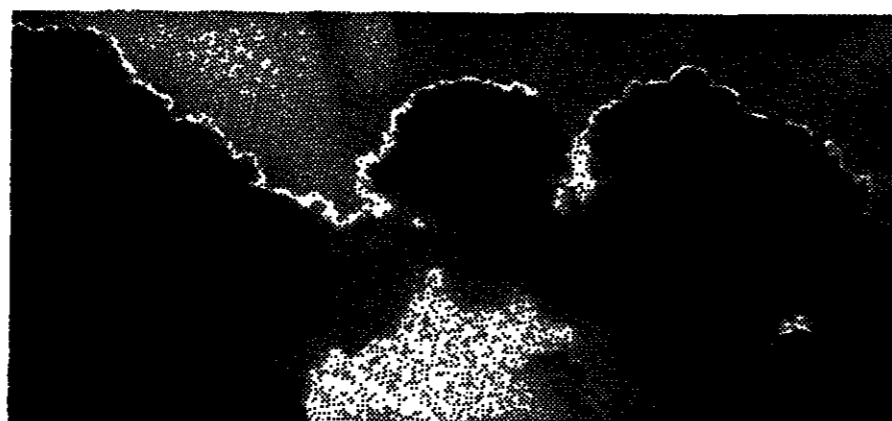
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Return to: Ivory & Sime Financial Services, FREEPOST, 8 Queen Street, London EC4B 4RH.

Recent market falls have wiped millions of pounds off share prices worldwide. The situation may look bleak but every cloud has a silver lining. The major opportunity is right here in the UK. The stock market now has a more realistic, stable feel to it. Institutional liquidity, less volatile share price movements, fundamental values, low inflation and a stimulatory budget, can all provide the environment for strong economic growth in the UK. In this scenario many UK companies with undervalued assets, earnings growth potential and strong balance sheets offer tremendous recovery prospects.



Out of adversity comes opportunity

But how can the small private investor exploit the situation?

So that you can take advantage, Scottish Unit Managers are launching a new authorised unit trust: the Scottish Growth and Recovery Fund.

The aim is to provide capital growth through investment in a range of UK companies. Initially the Fund will be invested in 20 to 30 stocks split between major companies and lesser known names.

The emphasis will be on companies with exceptional growth prospects and those whose recent share price activity gives scope for above average recovery.

The estimated gross yield is projected at 2.5%. Minimum initial purchase will be £500 (£100 for subsequent purchases). The offer price will be 50p per unit from 1st until 11th March 1988.

If you invest up to £2,499 on or before 11th March you will receive a 1% bonus of units.

Invest over £2,500 on or before 11th March and you will receive a 1.5% bonus of units.

The new Fund's investment advisers, Anthony Johnston and Tim Hall of Martin Currie, our parent company, already manage a unit trust of over £100,000,000. This fund has consistently appeared at or near the top of the performance surveys in its category since launch in 1982. To quote our advisers, "It is our firm belief that the current level of the stock market offers great opportunity for long term investors in UK equities."

Will you benefit? Don't miss the opportunity, send in your application now.

SCOTTISH GROWTH AND RECOVERY FUND

To Scottish Unit Managers Ltd, FREEPOST, Edinburgh EH3 0HY. In Scottish Growth and Recovery Fund at the fund price of 50p, inclusive of bonus issues of units. If we enclose a cheque for this amount payable to Scottish Unit Managers Ltd.

If we are over 18, please tick box if you wish net income automatically re-invested.

Surname (Block capitals please) _____
Forenames _____
Address _____
Signature(s) _____ Date _____

(In case of joint holding all must sign.) This offer is not available to residents of the Republic of Ireland. If you hold units in our other funds please tick FOR FURTHER INFORMATION DIAL 100 AND ASK FOR FREEPHONE SCOTTISH UNITS

FINANCE & THE FAMILY

Currie goes for growth

A TWO-WAY option is being offered by Martin Currie, the Edinburgh investment group which last September took over full ownership of Scottish Unit Managers (SUM). This will allow you to expand its unit trust business.

For those who believe, as the group does, that now is a good time to get back into the equity market, when values are well down from the pre-October peaks, it is offering a Growth and Recovery Fund. This will invest in 20 to 30 UK companies, split equally between large and small, which are considered to have exceptional growth prospects.

Minimum investment is £500 and during the launch period until March 11 there will be a fixed offer price of 50p a unit, and bonus allocations of one per cent of units for investments up to £2,499. 1.5 per cent for £2,500 and above.

However, for those who are still nervous about stock market trends, the group is providing a "waiting room" in the form of a high interest, cheque account opened in conjunction with the Clydesdale Bank which allows you to buy unit trusts when you want at a special discount.

The idea is that your money earns a competitive rate of interest, currently 6.25 per cent gross, linked to money market rates, until you decide the time is ripe to go into the stock market. When you do so you automatically receive a one per cent discount on purchases of any of the SUM funds.

Alternatively you can arrange just for the interest earned on your money to be invested in the fund of your choice. The minimum lump sum investment is £200, but it is only £25 if the purchase is made from the quarterly interest payments.

Minimum investment in the special Clydesdale high interest account, which allows instant cash withdrawals without loss of interest and a cheque book service although cheques or transfers must be amounts of £200 and over.

The Scottish Growth and Recovery Fund is the first to be launched since Martin Currie took over SUM completely from its two previous partners - British Linen Bank and Aberdeen Fund Managers. It was a partnership that had not worked particu-



David Skinner: long-term investment aims

larly well, with most of the eight funds performing poorly - according to Money Management's annual survey of unit trust groups' performance, only 34 per cent of the SUM funds were above the median performance during the three years to end 1987.

John Edwards

Abbey unveils all-in account

ABBNEY NATIONAL this week unveiled details of what it hopes will be the current account deal no-one can refuse. From Monday, current account holders at the Abbey will enjoy incentives offered by none of its competitors among the banks or building societies.

All accounts in credit will earn 4 per cent interest. For deposits of £2,500 and upwards, high interest cheque account rates are available, rising from 5.24 per cent to 7 per cent for deposits of £25,000 or more.

A £100 cheque guarantee card is available if you pay at least £500 a month into your account or can show that you have an income of more than £10,000 a year.

No transaction charges of any sort in overdraft facilities other than a fee of £7.50 on bounced cheques. However there will be an interest charge of 1.5 per cent per month on authorised overdrafts and 2.2 per cent on unauthorised ones.

The Abbey is the second major building society to offer a current account which pays interest and provides a cheque book. Last May, the Nationwide Anglia launched its Flex Account, which also offers the whole panoply of

plastic card, chequebook, cheque guarantee card, credit card, direct debit, standing orders, bill payments services and overdraft facilities. However, Abbey National's account pays more interest on deposits of under £100 - on which Nationwide Anglia pays only 3 per cent. Not until you have £200 in the bank with the Nationwide do you get 4 per cent.

The other main rival to the Abbey's account is the Vector Account which the Midland Bank launched in May last year. It pays 4.5 per cent on current accounts, but charges a flat transaction fee of £10 a month. However, it does have a "sweep facility". Once a month the bank automatically moves any current account which has a specified level into a separate savings account, where they earn 5.6 per cent.

Midland says that Vector, which currently numbers about

50,000 out of its total of four million current accounts, is aimed at those in the 25 to 44 age group who have good salaries but do not wish to be bothered with day-to-day money management.

An advertising campaign planned shortly by the Nationwide Anglia says cheerfully that "Anyone who doesn't pay interest on a current account is a banker." In fact, the Nationwide Anglia and the Abbey National have gone almost all the way to being bankers themselves. Despite the high cost of cheque-clearing (the major banks estimate that they lose money on each cheque they clear), both societies are setting up their own cheque clearing facilities rather

than using other banks as their agents as building societies have done up till now. The new accounts will be indistinguishable for most purposes from ordinary bank accounts. The chief advantage that a customer will be able to get from a bank but not from an Abbey National account is an overdraft of more than £1,000. The banks do have some other advantages - a larger branch network, for instance, than the building societies. The Abbey National's 674 branches compare with the Midland's 2,311 branches or Nationwide's 2,133. The banks also claim to be able to offer a wider range of personal services to customers, though there now seem to be few gaps in what the building societies are able to provide.

The societies claim that the public, disgruntled with years of bad service from local bank branches, is turning to them in droves. Nationwide Anglia says it will have opened more than 500,000 new accounts when Flex-Account's first year ends in May, a bigger share of the 2.25m new accounts opened during the period than that of any other financial institution.

David Barchard

Satisfaction guaranteed?

WHAT'S IN A guarantee? A number of schemes have been launched which combine an interest-paying investment with some kind of equity linking, such as a unit trust. The idea is to give the investor a degree of protection in times of volatile stock markets with schemes that either guarantee your capital will not be lost or enhance the benefits of regular savings.

However, safety does not appear to be as marketable as risk. Plans featuring protection of your original capital have not been a runaway success.

Fidelity announced last week a Guaranteed Capital Plan, which it claimed was a "novel" investment offering exposure to the stock market as well as guaranteeing the initial capital over a five year period.

In fact it is not the first of its kind and, like similar schemes, the guarantee of preserving your initial capital is only achieved at the expense of flexibility. With a high minimum of £5,000 it puts three quarters of your money into a five-year guaranteed growth bond, which matures to return the original investment in full. The remaining quarter goes into a portfolio of aggressively managed Fidelity Trust.

Gartmore's Safeguard plan, launched as long ago as October, 1986, had the same idea. The money you put up - the minimum investment is £1,000 - is divided into two parts, with 70 cent going into a guaranteed growth bond and 30 per cent into Gartmore's Global Fund.

The bond guarantees the return of your original capital in five years, while the unit trust is supposed to provide some growth in value as well over the period. It is very much a five-year contract, since guaranteed values on guaranteed bonds are not likely to be good should you want to take your money out early.

Guaranteed bonds are taxed in the same way as any other single premium bond, which means there may be welcome tax complications on maturity. Notably, the bond may reduce age allowance in the year of encashment. In contrast you could preserve £1,000 tax free by putting £725 for five years into the 33rd issue of National Savings Certificate. However, neither alternative protects you against inflation.

You should see some gain on the unit trust element of your investment over the five-year period, unless the stock market continues to decline or the management of the fund is poor. In fact Gartmore's Global fund had grown by just under 130 per cent over five years to February. The trouble is, the gain is only on 30 per cent of your money. A £5,000 investment in Safeguard, had it existed in February 1983, would be worth only £8,950 compared with £11,600 had all the money been invested in the unit trust element.

Save and Prosper's Sharesafe, which appeared last September

and was relaunched in October is a bank deposit with Robert Fleming and Co with a £2,500 minimum investment. The interest is calculated in a novel way: you are guaranteed your money back after 12 months plus interest at half the increase in the FTSE 100 index over the period. If there is no gain in the index no interest is paid.

The company felt that with markets at a relatively low level this was an ideal investment. However, the guaranteed return depended on underlying futures and options contracts. So when the major banks estimated that the market would rise up as a result of the crash, S&P ceased marketing the plan - though it hopes to reintroduce it when market conditions improve.

For the year to September 1987 the Sharesafe deposit would have produced a 4.85 per cent gain. From the year to November 1 it would have gained less than 4 per cent, and for one year to February 1988 it would have earned no interest at all. Far from being risk free, the plan puts you at the risk of having your capital whittled away by inflation without seeing any return to compensate if the markets fall over a one-year term.

In November last year MIA launched their Capital Guarantee plan, where a minimum £2,000 deposit is placed in a high interest deposit account, and the remaining sum is invested in MIA units. Thus the value of the capital cannot go down, but again growth element will be small.

Brokers Chase de Vere has made the MIA plan more attractive by turning it into a regular savings plan, funded from the deposit account. Under their version the deposit account is run over 12 months by making investments in MIA trusts. In addition to the benefits of pound cost averaging, it is enhanced by an interest rate of 6.25 per cent for 12 months to those investing before March 15. This is increased by a 2 per cent bonus on which no tax is deductible. The result is a 18.46 per cent effective annual return on the reducing balance.

With this plan you are, of course, tied to MIA trusts. Chase de Vere suggests the General Trust (£50.9 per cent up over five years to February) and the Income & Growth Trust (26.3 per cent up over three years).

The recently launched Mercury Capital Investment Plan uses the same idea, but puts the money with the Cheltenham and Gloucester Building Society at a rate which is only guaranteed to be 1 per cent above the ordinary share rate. A 1 per cent bonus

allocation of units is added at the end of the plan. There is a 3 per cent discount on units purchased, but this is offset by a 2.5 per cent front-end fee.

A low level of return in rising markets is the price you have to pay for a plan which provides a guarantee. What is more, a fixed investment term, like the five

year period of the Fidelity and Gartmore plans, reduces your flexibility to move if market conditions change. It is much simpler to keep a proportion of your assets in a building society.

The main advantage of interest-bearing fund plans is convenience. You could operate the same type of scheme for yourself by using a building society account which allows payments by standing order. You would then have your own choice of unit trust group to invest in, but you would have to keep a high minimum amount in the account in order to earn a competitive rate of interest.

Christine Stopp

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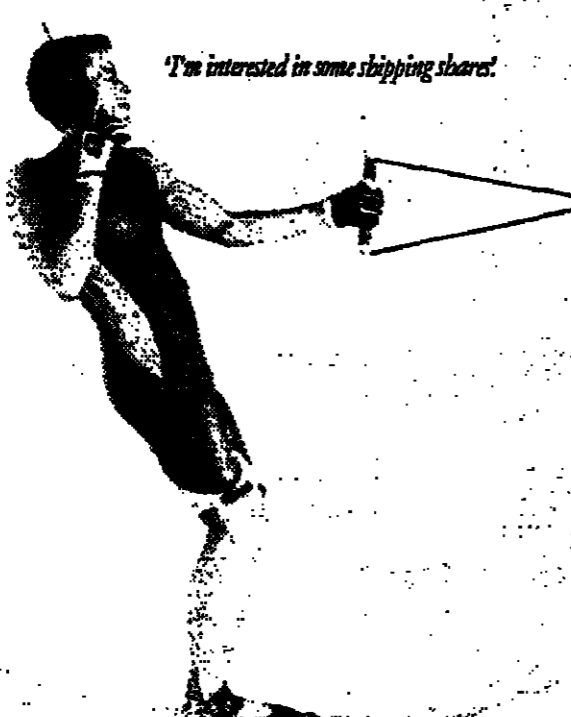
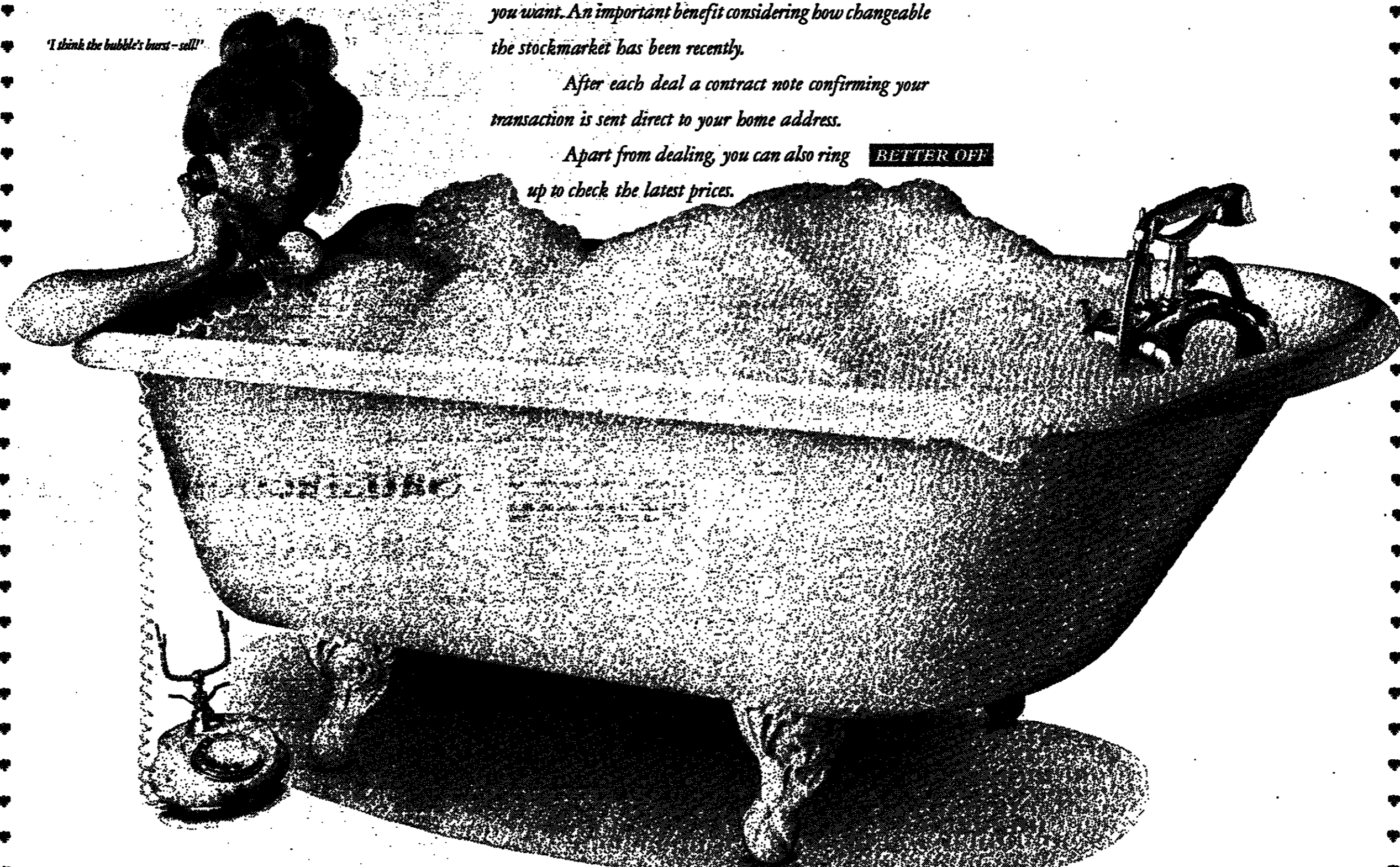
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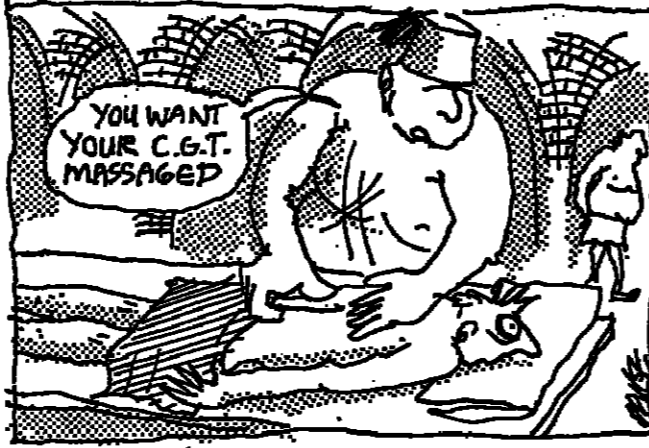
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FINANCE & THE FAMILY

Coming home? Beware Capital Gains Tax, says Donald Elkin

How to avoid a tax headache

SUBSTANTIAL NUMBERS of Britons who work overseas own UK properties. While some keep them free for their own use, others prefer to generate an income by letting. But whichever it is, a potential Capital Gains Tax problem awaits their return to Britain. Indeed, this can happen even earlier if one of the marriage partners, usually the wife, is treated as a UK resident while owning the family home either outright or jointly. You must bear in mind that the gainful sale of a property in Britain or elsewhere, when you are resident or ordinarily resident in the UK, can give rise to a Capital Gains Tax liability unless it was your principal private residence (PPR) throughout your ownership - although the last two years will be exempt in any event. Partial exemption is available if the property was your PPR for a shorter period. The problem is that while you are working overseas this exemption is put in jeopardy because your British property might not, in truth, be your main residence. Happily, the legislation recognises this difficulty and incorporates provisions designed, in appropriate circumstances, to preserve the relief. It is important to appreciate that a property cannot be regarded as your residence unless you are living in it as your home. Ownership is not essential and "residence" can encompass rented accommodation. If, at any time, there are two or more properties which can properly be regarded as your residence - for example the town house which you live in during the week and the country cottage which is occupied at weekends - you can, within two years of that first occurring, nominate which is to be your PPR. A nomination cannot be made for properties which are occupied in succession. Furthermore, provided that the property was your PPR before and after absence caused by employment performed overseas, it will be treated as your PPR throughout that absence. A further concession will even excuse the subsequent period of occupation if it is rendered impossible because the terms of your employment require you to work elsewhere. However, you do have to show that during the period of absence there was no other residence "eligible for the relief". For this purpose you can exclude your other residences which you do not own and, where a main residence nomination has been made, all properties but that one. In all of this, satisfaction of the condition by one spouse will give rise to relief for the other property concerned as actually owned by the other. Suppose that you had for some



years lived in your sole property in Sussex before taking a job in Hong Kong where you rent accommodation. Since you are not expecting to be home very frequently, your Sussex property is let during your absence. Nevertheless, provided that you reoccupy it on your return - or the concession applies - full exemption will be preserved. For, although while absent you clearly had another residence - the Hong Kong property - it was not eligible for relief. Your young colleague, Smith, is less fortunate. He had no property in Britain before going abroad but during his last leave bought a new and expensive London flat. Unless he can show that during his leave he occupied the property as his PPR - which, together with a nomination in its favour would satisfy the first part of the "before and after" rule - exemption will not begin to run until he finally returns to Britain and takes up residence in the flat. The test of occupancy is one of quality rather than length: that is, was the property really used as his home in the normal meaning of those words? Certainly, camping in an empty flat for two nights would not be sufficient. While sympathising with Smith in his predicament, you should bear in mind that if, while abroad, you were to sell your Sussex property and buy another one, you would face the same situation in relation to the new property. The old and the new cannot be treated as if they were one. Meanwhile, Smith is beginning to feel distinctly hard done by on learning that his contemporary Jones, whose situation apparently mirrors his own, can obtain exemption for his UK property. The reason is that Jones' Hong Kong flat qualifies as "job related accommodation" that is, it is necessary for him to live there to properly perform his duties or as a result of special security



arrangements. In these circumstances the legislation deems him to live in the property he owns, so a simple main residence nomination in its favour will produce the desired result. But what would be the position if, following a transfer to Paris, you purchased rather than rented a home there while continuing to visit and live in your Sussex property on a regular basis? Since both could qualify as residences, a main residence nomination in favour of the Sussex property should be made within the two-year period. The rules will then assume that you have never been absent from it and exemption will be secured without even having to consider the "before and after" rules. Should you visit infrequently the situation will be less clear and letting would undoubtedly result in forfeit of the exemption. Since there would then be no period when both properties would simultaneously be your residence, right of nomination would be lost with the result that during the period of absence the Paris flat would be "eligible for relief". Should all else fail, the returned expatriate could eliminate the problem by disposing of his property to a suitable trust (giving him the right to occupy it as his residence), rolling over the capital gain as he does so. Donald Elkin is a Director of Wilfred T Fry Limited of Worthing.

Gift of a house



I am 80 and have been a widower since 1970 when my wife was relieved from further long years of suffering and degeneration as the result of multiple sclerosis. With the course and length of her illness being unpredictable, no customary arrangement of our affairs was possible. Since her death, although able to make some contribution, albeit inadequate, towards the housing of our two older adult children and their families, I have not, as yet, been able to make firm provision for our youngest daughter now aged 33, who since her mother's death, has been domiciled and working in Germany. I live in a large house effectively inherited in 1937, with no formal valuation being made, the top floor of which I converted into a three roomed holiday flat for the use of my wife some time after our marriage in 1938. Access to the flat, all three

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debarred from gifting. It always has been necessary for me to retain the rest of the house to myself during my lifetime, and is still the case, with the intention that the whole house should go to my younger daughter on my death. Introduction of Inheritance Tax in place of Capital Transfer Tax, not only upsets all previous intentions, but makes me liable on the whole, of whatever assets I leave, including the whole house. I would indeed appreciate your help with respect to whatever tax efficient ways are open to me to effect my intentions. We think that you would be wise to consult a solicitor. It may be possible to unearth some evidence of a gift of the flat to your daughter soon after your wife's death. If not you would probably wish to make such a gift now; the retention of keys in a caretaking capacity should not constitute the reservation of a benefit. rooms of which were lockable, is via the main staircase and entrances of the rest of the house. Since my wife's death, the flat has been regarded as belonging to our younger daughter, and has been used and lived in by her on her visits home, although I have retained a duplicate set of keys to enable necessary supervision and care and maintenance during her absences. This might have been regarded as my retaining an interest and therefore

Family planning

Our wills provide for the testate share of the total estate, including the house, to pass to the survivor. My wife and I appreciate that, for Inheritance Tax purposes, it is better for the share of the first to die to go to the children straightforwardly, but, in case of possible strained circumstances at the time of the first death, this may not be the best interests of the survivor. Could this be achieved if desired by use of the Deed of Family Arrangement by which I understand that the survivor can vary the terms of the will within two years of death? It is possible to achieve what you want by means of a Deed of Family Arrangement, if you do not mind the additional cost involved. It might nevertheless be wise to ensure that there is some request to the children, however small, so that a Deed of Family Arrangement can be more readily characterised as revising the distribution between all the legatees.

Taxable income

My title deeds contain a covenant restricting any next door neighbours from any form of redevelopment. I have received confirmation that the restrictive covenant is legally binding and enforceable. They now wish to sell their land to a developer, and I have been offered a not inconsiderable sum to release the restriction and allow development to occur. Could you please tell me whether this compensatory sum will be subject to capital gains tax? Yes; section 20(1)(c) of the Capital Gains Tax Act 1979 catches "capital sums received in return for forfeiture or surrender of rights, or for refraining from exercising rights". The solicitor who advised you on the enforceability of the covenant will, of course, be able to guide you through the tax aspects of the transaction as well.

Trust for children

I wish to set up an accumulation and maintenance trust for the children of my niece. I shall employ a solicitor, but it would be helpful to know something of the background before consulting him. Can you recommend any suitable publications? The basic principle is to provide for the fund to be used so that the income will be accumulated by adding it to the capital during the years when the beneficiaries are under 18, except where the trustees decide to pay out part (or all) of the income in any one year for the education, maintenance or benefit of one or more of them; that the income will be paid to the beneficiaries.

Smart thinking

I am trying to buy a house in Somerset and I am being held up by two problems. 1. The house was sold to the present owner only six months ago and we are told that the registration documents are still with the Land Registry. The cot-

rage stands on previously unregistered land. I understand that it can take months to retrieve the documents from the Registry. I have, therefore, suggested to my solicitor that we exchange contracts as soon as he has completed the rest of his work. Completion would take place as and when a satisfactory certificate is returned from the Land Registry provided that it is available in a period of, say, six months. If it is not available after that period the contract would be void. 2. Our survey has indicated that there is rising damp. There is a recent guarantee in place, but I fear that seeking action under the guarantee will take some time. I have, therefore, proposed completion with a retention of, say, £3,000. This retention would be released as and when an independent surveyor certifies the damp has been cured. We would, of course, need to detail the precise responsibility of the guarantor and of the vendor. Both suggestions which you make are feasible, and, indeed, advisable.

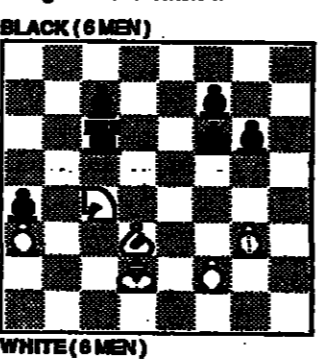
Widow's mite

An uncle has left a will which virtually disinherits his wife. Does she have any redress? His estate, consisting of house and effects, cash and land - about £250,000 in total - is formed into a trust. The whole of the income from the trust goes to my aunt during her lifetime, but on her death the trust is broken up and the proceeds go to persons of whom she does not approve. Consequently, she can get virtually nothing. They lived happily together all their married lives and she worked shoulder to shoulder with him in their business. There are no children. The wife is entitled to make a claim under the Inheritance (Provision for Family and Dependents) Act 1975, asking the court to award a suitable provision out of her husband's estate. The claim must be made promptly, as there is a time limit of six months after the grant of probate in which the claim must be made.

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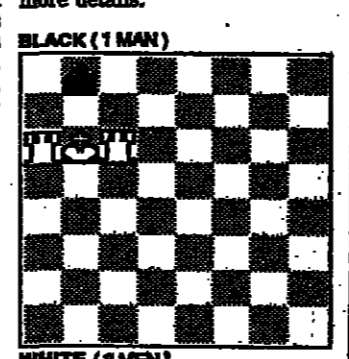
CHESS

Come the endgame, and the rook's assets come into full play. Its long-striding moves work to advantage on a near-empty board, while the short-stepping knight, so effective in a blocked position, is often caught stumped as endgame action shifts from one side of the board to the other. However, the contest is close and special features of a position can change the assessment.



BLACK (8 MEN) WHITE (8 MEN) This diagram from Portisch v Vaganian, Tilburg 1963, shows how even the greatest players can misjudge N/B v R positions. Here the rook has an extra pawn but few pawns remain on the board. Instant analysis suggests a draw, but it is White who has a won game, due to the weakness of Black's advanced rook pawn vulnerable to a combined piece attack. Portisch is currently a world title candidate, but he apparently thought a draw inevitable and played casually. The game went 1 K-B3, K-K3; 2 K-Q4

6 N-E3! (using the N/B force in combination to attack weak points) P-B5; 7 N-Q5 ch, K-N4; 8 BxP, R-K7; 9 N-B3! R-P7? (Else White wins on material) 10 N-K6 ch forcing king and rook. 6 ... R-B3; 7 K-B5, K-N4; 8 N-E3, K-B5; 9 N-Q5 ch, KxP and the game was quickly drawn. This missed opportunity spoils White's chance to tie for first prize with Anatoly Karпов - it pays to know endgames. Chess magazine, popular for 80 years, is to be relaunched next month. For a free copy, write to Pergamon Chess, Sutton Coldfield, West Midlands B73 6AZ. As part of the relaunch and of the London Chess League's centenary, the Barbican Centre stages a 5 day afternoon festival on March 30 (noon-7 pm). The occasion includes free games against grandmasters, blitz tournaments with prizes, a simul by world girl champion Cathy Hooper and a problem solving contest. Feature of the afternoon is an open-to-all 1000-a-side match between North and South London. If you would like to play, write to Chess for more details.



BLACK (1 MAN) WHITE (3 MEN) This ancient puzzle has baffled many chessplayers, even experts, in its time. Obviously White can mate in two by 1 R-B6 ch, KxR; 2 R-B6, but how can White (to move) mate in three moves against any defence, moving each of his three pieces once only? Solution Page XV

Leonard Barden

BRIDGE

MY FIRST hand today comes from rubber bridge. South dealt a game all and opened with one no trump, to which North replied with two clubs. Having a balanced hand and plenty of points, North would have been better advised to ignore Stayman, and bid three no trumps, a contract which South would have made with an overtrick, unless West had been inspired to lead king and another diamond. South rebid two hearts, and North raised to four. West led the ten of clubs. Winning with his king, South cashed the ace of hearts. East discarded a spade, then cashed ace and knave of clubs, and tried to cash dummy's three spades. West ruffed the third lead, and now there was no means of avoiding the loss of three diamonds. One down. The contract could have been made. When he has cashed the heart ace, declarer should cash ace and king of spades. Then he

contract. West led the nine of diamonds. Winning with the 10, East returned the ace, and South ruffed. He crossed to the king of hearts, returned a heart to his ace, then played a spade to dummy's king to lead the last heart. East discarded - ruffing a loser gains nothing - and the queen scored. Now the declarer ruffed his fourth heart with the nine of spades, drew trumps, and claimed his contract, conceding two clubs. If East does ruff the third round of hearts, and leads a club, South wins with dummy's ace, plays the ace of spades to draw the trumps, and discards one of the clubs in dummy on the queen of hearts. West can make one club trick, but there is a trump left on the table - which can deal with another club. Declarer loses just one diamond, one club, and one ruff. Expert declarers, like good shepherds, always look after the sheep the side suit: to protect them from marauders, the easy ruff.

which North replied with two clubs. Having a balanced hand and plenty of points, North would have been better advised to ignore Stayman, and bid three no trumps, a contract which South would have made with an overtrick, unless West had been inspired to lead king and another diamond. South rebid two hearts, and North raised to four. West led the ten of clubs. Winning with his king, South cashed the ace of hearts. East discarded a spade, then cashed ace and knave of clubs, and tried to cash dummy's three spades. West ruffed the third lead, and now there was no means of avoiding the loss of three diamonds. One down. The contract could have been made. When he has cashed the heart ace, declarer should cash ace and king of spades. Then he

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East dealt with both sides vulnerable, South opened with one spade, and North replied two no trumps. When the opener rebid three hearts, North rightly gave jump preference with four spades, which became the final

E.P.C. Cotter

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TRAVEL

In the first of two articles, Michael J. Woods tracks gorillas. Next week he goes elephant-spotting

Gentle giants

A FIERCE and frightening scream came suddenly from the dark shape behind the bushes and we flung ourselves down...

followed by a Clint Eastwood figure wearing a cape and toting an ancient rifle - to deal with any lone and bad tempered buffaloes...

Do not run, our guides had said; but could I stop myself, I wondered? The guide made a few reassuring belch vocalisations...

We slithered up and down, the path alternating between enclosing bamboo and open nettles...

In order to visit these gorillas, we had come to the Volcanoes National Park in Rwanda...

The guide wielded his panga to open an easier way and we mounted, gasping, to a ridge...

At the edge of the bamboo we stopped and, in French, learned a little about gorillas and what we had let ourselves in for...

By following their trail quietly we hoped to come close to them without disturbing them...

to placate the rest of Group 11 who were hidden from view. His greatest concern was to locate Ndume and, this done, he led us right up to the first female we had seen...



Anthony Brown

while, though, either the overwhelming attentions of the camera became too much or she had exhausted her food supply...

to kill gorillas, unless to fulfill the illegal request of a callous collector wishing to secure a baby, their antelope snare take...

rebuffed by soft words, and he sloped off to feed. John explained in whispered English that this was Mabesha...

There are only about 240 mountain gorillas left, and although their survival is by no means assured...

After a while he began to climb down and we needed little bidding to group behind him...

Donations to the Mountain Gorilla Project at the Fauna and Flora Preservation Society...

Welsh whizzer

BRIEFING

PARIS, Venice, Istanbul... Llanudochair, luxury rail travel comes to Wales in July and August...

COLIN Thomson has won this year's £2,000 Thomas Cook Travel Book Award for Behind the Wall...

Bill and Pam Boyce have produced a beautiful booklet to promote their unique travel service, Off The...



Beaten Path. The Boyces offer to arrange personalised itineraries for individuals, families, groups of friends and companies...

Annalena McAfee

Not everyone's cup of tea...

DARJEELING is no longer the magnet it once was for trekkers, itinerant Aquarians and nostalgia-tripping Raj enthusiasts...



The reason for this sad state of affairs is that the town, together with its surrounding district, is the focus of a dispute between Gorkha separatists and the West Bengal government...

I found myself the only guest and was attended by the Senior Beasat. He was a comical little man in faded blue coat and corduroys...

These Gorkhas, as they are known, are the focus of the Indian union and the communist regional government will have nothing of it. Over 2,000 paramilitary troops have been deployed to maintain law and order...

Anyone visiting Darjeeling should not miss the opportunity to watch sunrise from Tiger Hill. You must tip out of your bed at four o'clock...

I was invited to stay at the club by the secretary, a diminutive and extremely pukka, tooth-brush-moustached, retired Colonel...

No matter what the political situation, this attraction is not charge. But these are sorry times. Without the bustle of visitors...

Alexander Norman

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TROU NORMAND. We specialise in Normandy cottages and barns from £10,000 to £50,000 and chateaux up to £1m. We also provide viewing and comprehensive assistance in purchasing...

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CYPRUS - PAPHOS. Exclusive freehold flats and villas at the magnificent Acropolis project. Completely unobstructed sea view. Large Verandas, Pools, set of 'Sunflares' prints depicting a picturesque village...

PORTUGAL - ALGARVE. Real Estate of great value for luxurious urban development. With building licence for ca. 50 villas, each with wonderful coast and sea view...

THE HARBOUR VILLAGE IN SOTOGRANDE. An opportunity to discuss with the developers of Puerto Sotogrande, the purchase of an apartment in the Harbour Village. Berths from 10 to 50 metres and the recently launched final phase of the luxury Beach Apartments...

London Property

PORTLAND PLACE W1 Magnificent family apartment...

ULSTER TERRACE, REGENTS PARK Superb penthouse flat with uninterrupted views...

MAYFAIR W1 Luxury duplex off Grosvenor Square...

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Watership Wapping Two minutes - St. Catherine's Dock & Tobacco Dock waterfront...

PUTNEY SW15 Victorian semi det house in peaceful Avenue...

WARRENS 01 785 6222 Selection of flats for sale on long leases...

BARRACAN EC2 Selection of flats for sale on long leases...

BLOOMSBURY WC1 Selection of newly modernised 2 bed, 2 bath...

Hughes Hooker are Mayfair-based solicitors selling residential property in Central London...

CAROLINE TERRACE Belgravia SW1 Delightful interior-designed house...

EATON SQUARE Belgravia SW1 Magnificent views across Eaton Square...

WARWICK AVENUE Little Venice W9 Elegant Grade II listed 19th century family house...

BRYANSTON SQUARE W1 Second floor flat with exceptional entertaining space...

MAYFAIR W1 Exceptional value, second floor flat in purpose built block...

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Hughes Hooker Solicitors Selling Property. Hughes, Hooker & Co., 12 Bruton Street, Mayfair, London W1X 2AR. Telephone 01-486 4499.

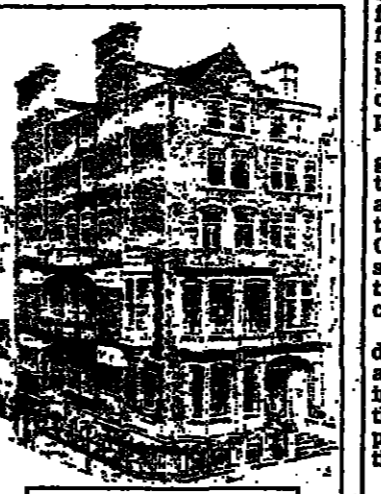
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PROPERTY

John Brennan looks at a scheme for a former hospital site in London

Little Venice to get bigger

THERE IS not a single British bank in the financing consortium backing the largest private residential development scheme in West London since the 1980s...



The south side of the planned Maida Vale project

"UK banks were invited," says Jim Bradley, the executive director of Security Pacific Home Co., which structured the loan package...

design tenders when the health authority put it on the market last year. In the event, Declan Kelly had a head start with the Westminster planners...

A foreign consortium provided the £59m loan package for the Carlton Gate scheme in Maida Vale

Don. Kelly has plenty of experience of inner city housing. "You need a big enough scheme to be able to 'lift' an area," he says...

A foreign consortium provided the £59m loan package for the Carlton Gate scheme in Maida Vale

over a four-year building programme well beyond the £100m mark. So, what is going to appear over the road from Sutherland Avenue in the canal-bordered crescent of land between the Harrow Road and Westway?

London Docklands March 11th-13th

London's first ever comprehensive Exhibition of new residential property in Docklands. Open - Friday March 11th 10am - 8pm

NEW HOMES EXHIBITION

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The Residential Property Pages of the Weekend FT will focus on Docklands Properties on the following dates. Saturday March 26th and Saturday April 23rd

ALGARVE MARINA STUDIOS

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Overseas Property

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Superb Beach Location

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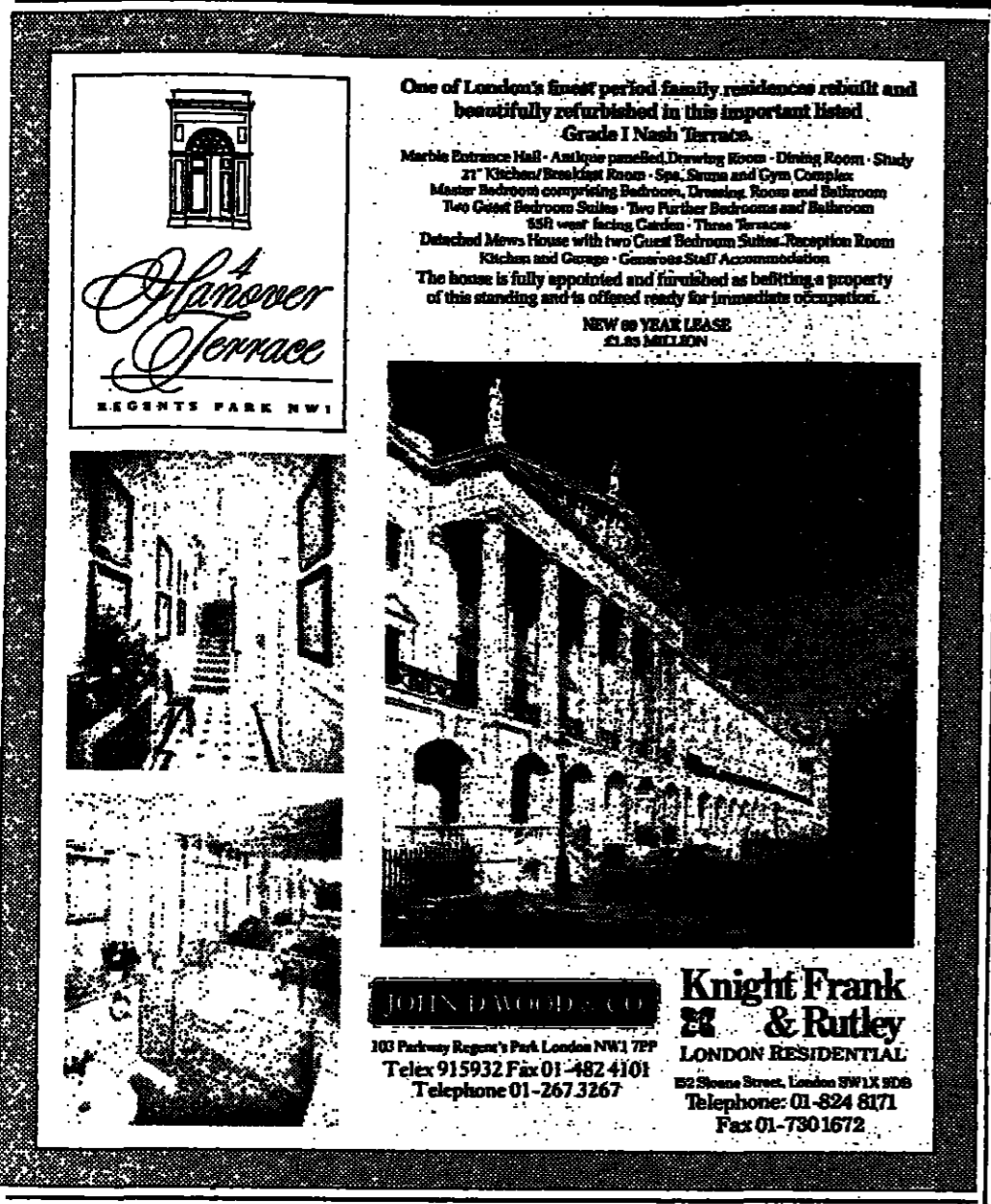
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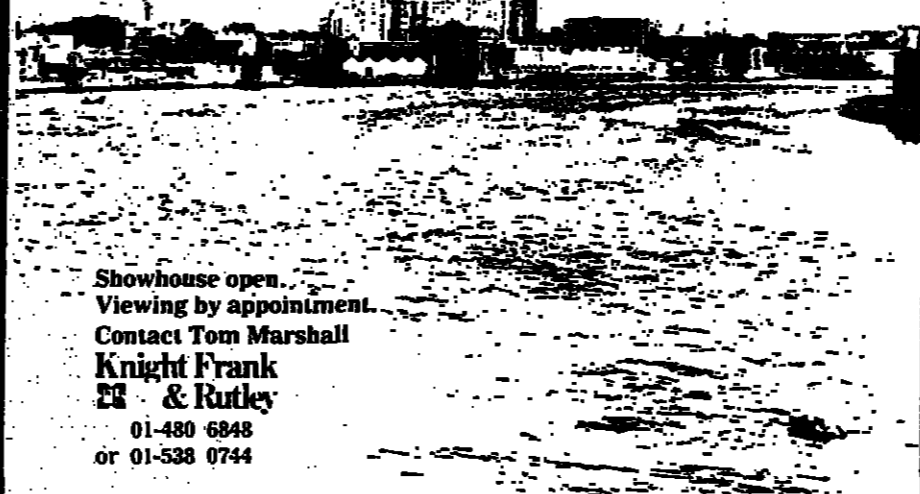
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Telephone or write for colour brochures or come to...

EXHIBITION The Swan 18thc Hotel, Carlisle on Sun. 21st Feb. 12.00 noon-8.00pm
The Hotel Tray Hotel, From Colchester, Essex on Tues. 23rd Feb. 11.00am-8.00pm
The Hyde Park Hotel, Knightsbridge, London SW1 on Wed. 24th Feb. 10.00am-6.00pm

17 MONTPELIER STREET, LONDON SW7 1BQ. TEL: 01-589 3400 HANCHEDER: 061-634 3368

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Weekend FT Property Pages 01-248 3298

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 10-year average: over 1,000 Sea Trout.
 A syndication scheme involving prime weeks only for 21 years at prices from £3,500-£4,500 per week (exclusive V.A.T.). Each lease will provide for one boat/week (i.e. for 2 rods).
 The 6 boats offered fish over rozzing beats recognised as the finest Sea Trout water on the Loch. The managers have an excellent reputation for the upgrading of prime fishings, having been responsible for the establishment and running of the River Conon Syndication Scheme.
 For full particulars and a plan of the fishings apply to:
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Holiday Investment Homes £29,950
 3 bedroom Scandinavian villas. Self financing. Full management service. C.G.T. relief. Leaseback guarantee. Full furniture package available. Brochure Cornish Movers, Galva, Penzance. 0736 66671.

Cheryl Taylor looks at plans for the resort of Le Touquet
Old England in Normandy

SINCE Edwardian times, Le Touquet has been a favoured holiday home location for the English aristocracy. It has since become fashionable with the French, particularly wealthy Parisians. But for all its French chic, its elegant shops and fine restaurants, Le Touquet still retains the character and style of old England grafted on to the Normandy coastline.

The most impressive hotel is called the Westminister; the town's first golf course was established by an Englishman 85 years ago; and many of the grand old buildings on the seashore would look equally at home in Southampton or Ventnor.

Its full title is Le Touquet-Paris Plage, being the closest beach to the French capital. It is 180 miles from the Arc de Triomphe but only 120 miles from Marlie Arch, conveniently placed for a weekend retreat.

Nestled alongside a wide, sandy beach, that seems to go on for ever, and fringed by a forest of umbrella pines, it is difficult to believe that such a stunning resort is so close to the gobby Channel Ports. It is only half an hour's drive from Boulogne, and access can only improve when the Channel Tunnel is opened.

The attractions of this very English resort in northern France, have not escaped the eagle eye of George Walker, the canny chief executive of leisure group Brent Walker. He bought Brighton Marina in 1985 to mutterings of "white elephant" from the City, paying £15m for the 170-acre site. He inherited none of its debts and immediately recompensed £10m by selling a slice to Dee Corporation. Now, he looks set to pull off a similar coup at Le Touquet.

In April Brent Walker paid £4.8m for Le Touquet Syndicate, a British company owning leisure interests on the north French coast. Before this acquisition BW had no overseas assets. The group now owns 1,500 acres of freehold land around Le Touquet, including a hotel, clubhouse, casino and three golf courses.

Brent Walker has planning consent for up to 100 homes, a new 120-bed hotel and leisure centre, and an 18-hole golf course and negotiations are on with prospective developers.

Walker tells me that contracts are now drawn up with the British Housebuilders, Barratt Homes. Barratts is buying 900 acres of land at Le Touquet, and building 1,000 homes. In a shrewd fifty-fifty deal, Walker is giving Barratt a 50 per cent discount on the land price, in return for a percentage share of profits made on the home sales.

The Barratt deal will net Brent Walker £5m for the land, and leave it with most of the 1,500 acre estate and future revenues from the homes and leisure facilities. Thus Brent Walker will have made a tidy profit in less than a year.

Profits from land and housing are expected to pay for the total Brent Walker investment of £18m, including the initial investment, plus estimated future spending of £12m being made by the group's new overseas division Brent Walker International (a Dutch registered company).

Around 10 per cent of the properties will be sold on a timeshare basis, with a maximum of four owners to each villa or apartment. Facilities include three different types of golf courses, practice putting greens, driving range, and a clubhouse with restaurant, bar and a pro-shop. Tuition may be taken from a full-time golf pro.

The new leisure complex will offer tennis and squash, badminton, snooker and a fully equipped gymnasium with saunas and indoor pools. Aquatic sports will also be available. There is good riding, hunting, shooting, and fishing to be had. If you're feeling flash, there are always Le Touquet's famous casinos.

Two new hotels are planned, including the £7m Brent Walker Golf Hotel with 120 beds, club house, restaurants, shops and sports centre, and the \$2m Casino Hotel, an extension to the existing building, with another 60 luxury suites and conference facilities. The existing hotel, Le Manoir, an imposing Norman mansion overlooking the forest golf course, with 42 beds and a few secluded bungalows, will remain.

The whole emphasis at Le Touquet is on style and space. Building density must be kept to a maximum of 20 per cent of the land; and any trees displaced during building must be replaced. No high-rise blocks are allowed. Within the 1,500 acre estate two holiday villages will be built, containing 850 villas and apartments, as well as a further development of more palatial homes.

The developer here will be Barratt Homes. Building starts this summer.

Close to the sea, and enjoying views over the fairways, May Villages has been designed with golfers and families in mind. Built in typical Spanish style, the 600 cluster villas and apartments will surround tree-lined village squares with tiny formalities. This complex will have its own club-house restaurants, swimming pools and sports centre.

Prices are likely to start from \$95,000 for a studio. Villas range in price between \$75,000 for one bedroom; \$100,000 to \$150,000 for those with two and three bedrooms; rising to \$250,000 for larger detached homes, with secluded gardens and private pools.



The hotel Le Manoir at Le Touquet
 At the new seaside village of Stella Plage, a complex of around 350 individual houses and terraced villas is planned. A selection of houses will be selling from around £100,000 for two bedrooms and from £150,000 for a detached three or four bedroom. For those seeking luxury and seclusion, a further phase of larger detached houses is planned, on plots of up to 1,000 square metres, built to individual specifications on the edge of the Forest Golf Course. Prices are expected to begin around £250,000 for a four bedroom house with private pool.

George Walker tells me he has already earmarked the original gate-keeper's house - a rustic cottage in the heart of a forest and close to the golf course - for himself. Walker says it is currently taking him three hours to reach Le Touquet from his Knightsbridge office. Hence his enthusiasm for the Channel Tunnel. "Le Touquet has to be a winner. It is located just 15 minutes drive from the French end of the tunnel," he says. Brent Walker has bought land sites for two hotels, one on either side of the tunnel entrance. Just to be on the safe side, Walker has also bought a few shares in the airport at Le Touquet, just two miles from his estate.

The group's other overseas asset is Port Sherry, a new holiday complex and marina in Cadix, southern Spain. Brent Walker recently paid £3.5m for 76 per cent of the shares of Marina Puerto Santa Maria, a 1,000 berth marina with dry dock facilities for 3,000 boats and around 300 acres of freehold land. Planning permission has been granted for 1,100 homes and a new hotel, and building will start soon.

Yen for homes

BRITISH builders complain constantly that site costs stop them erecting low-cost housing in the places people want to live. Housing and Planning Minister William Waldegrave has confirmed that the Government is looking again at the application of green belt controls that lock-up so much rural wasteland as well as genuine farm and amenity land across south-east England.

However, Mark Boleat, director-general of the Building Societies Association, reports that British builders have a comparatively easy time compared with Japan where land costs now represent 63 per cent of the average house price.

That is a proportion at which even residential developers in inner London would balk, and, as a national average, the figure helps to explain why residential properties in the main cities of Japan are often well beyond the budget of any individual buyer.

On the other hand, Japanese builders have been completing more than a million new homes each year throughout the 1980s, finishing 1.25 million in 1985 compared with just 189,000 in the UK. However, even new Japanese homes are 25 per cent smaller than those built in Europe, and Boleat notes: "Most Japanese houses do not have a long life and are of comparatively modest construction. Forty-six per cent of the total are non-fireproofed wooden houses and a further 81 per cent are wooden but fire-proofed."

Wooden or not, the sites upon which these Japanese houses sit are so horribly expensive because of the country's antiquated tax structure and its acute shortage of usable development land. The tax system encourages people to hold on to land, resulting in great sections of Tokyo and other major cities being zoned for farming.

As for the shortage, less than 20 per cent of the Japanese mainland is suitable for farming or building and the competition for what there is shows in property prices.

In the Tokyo area, Boleat says: "Sixty per cent of workers have to travel one hour or more to work and the average house price is now something like seven times the average earnings. Even Tokyo's commercial centre, can cost around £10,000."

John Brennan

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CHESTER TERRACE
 A fine end of terrace house with magnificent views across Regent Park. The property offers ideal family accommodation and benefits from its own garden as well as communal gardens, a garage and passenger lift. 5 bedrooms, 4 reception rooms, kitchen, cloakroom, staff flat of 1 bedroom, 1 reception room, kitchen and bathroom. Gas CH. £795,000. 74 Year Lease. Hampton London Office: 01-493 8222

CADOGAN GARDENS, SW3
 A delightful detached two storey, semi-detached house, benefiting from high ceilings and cornicing, and situated in a recently refurbished period building close to Stone Square, Eton/Rifling Hill, reception room, 2 double bedrooms, 2 bathrooms (1 en suite), kitchen, Resident porter, LH, end CH & HW Entrance phone. Viewing highly recommended. £278,000. Lease 64 years. Hampton London Office: 01-493 8222

ST. GEORGE'S HILL, WEYBRIDGE, SURREY
 2 brand new houses recently completed by Messrs. Dawson within this prestigious prime 900 acre estate. Completed to the highest specification, the accommodation comprises marble hallway, reception room, kitchen/breakfast room, master bedroom, study, living room, dining room, sitting room, dry dock, facilities for tennis and squash, 5/6 bedrooms and 4 1/2 bathrooms. Triple garage and acre gardens. Price £1,025,000. Freehold. Hampton Essex Office: (0372) 66411 Hampton London Office: (01-493) 8222

NEAR HASLEMERE
 A fine Grade II listed barn converted to the highest specification amidst beautiful countryside. Magnificent vaulted 46' drawing room, sitting room, dining room, beautifully tiled kitchen/breakfast room, cloakroom, utility room, master suite of bedroom and bathroom, 5 further bedrooms, bathroom and shower room. 5 bay open fronted barn. Price Guide £498,000 Hampton Messenger Mag. Haslemere Office: (0483) 2367

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 Excellent flat in historic converted warehouse with terrace. Entrance hall, 24' reception room including fully fitted kitchen, 1" bedroom, bathroom. Secure parking. £129,950. Leasehold 125 years.

NEWLANDS QU'AY, SHADWELL BASIN, E1
 Splendid duplex apartments on 3rd and 4th floors with southerly outlook over dock. Reception/dining room with balconies, fully fitted kitchen, 3/4 bedrooms, 2 bathrooms. Garage and space available. £185,000. Leasehold

UNITY WHARF SE1
 Splendid flat in small Victorian warehouse overlooking dock capturing essence of Docklands living, retaining period features and luxuriously fitted out. Prime location. Entrance hall, cloakroom, luxury fitted kitchen, 34' open plan reception room, master bedroom with en suite bathroom, bedroom 2 with en suite bathroom, lounge interior. £295,000. Leasehold 999 years. Hampton Docklands Office: 01-493 8222

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CHAWTON, HANTS
 Magnificent restored medieval Grade II listed manor house in a peaceful setting. Excellent dining hall, 3 reception rooms, cloakrooms, kitchen/breakfast room, utility room, master bedroom, 4 further bedrooms, 3 further bathrooms, 4 reception rooms, kitchen and breakfast room, utility room, cellars, Gas CH. Separate 5-bedroomed lodge, Garaging, swimming pool, computer, chess room, sauna, tennis court, paddock. Garden, Gazons and grounds of about 3 acres. Offers invited for the Freehold. Hampton London Office: (0483) 712324 Hampton Essex Office: (0372) 66411

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 Magnificent fully furnished and well appointed views of the Blackdown Hills, enjoying total seclusion in superbly maintained grounds. 2 principal suites, 4 bedrooms, 3 further bedrooms, 4 reception rooms, kitchen and breakfast room, utility room, cellars, Gas CH. Separate 5-bedroomed lodge, Garaging, swimming pool, computer, chess room, sauna, tennis court, paddock. Lovely grounds of just under 12 acres. Substantial Offers invited for the Freehold. Hampton London Office: (0483) 712324 Hampton Essex Office: (0372) 66411

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 Immaculately presented and refurbished 10-year old family home in a 3 acre garden within this most popular of prime estate developments. The property aspects open plan 37' x 25' drawing room with study area, dining room and reception room, kitchen/breakfast room, 5 bedrooms, 2 bathrooms (1 en suite), self contained flat, 40' swimming pool and pine sauna complex with sitting room and shower. Double garage. £579,000. Freehold. Hampton Essex Office: (0372) 66411

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 An unusual, well very special modern country residence in a beautiful, spectacular 1.5 acre garden. Standing high, secluded and private with far reaching views to Charnockbury Ring. 2 superb reception rooms, study, kitchen/breakfast room, master suite with dressing area, 4 further bedrooms, 3 other bathrooms (including guest suite), Gas CH. Ample garaging. 2 cottages available in addition if required. Offers invited in the region of £600,000 Hampton Guildford Office: (0483) 572864 or London Office: 01-493 8222

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Yen for homes



VINE ROAD, BARNES, SW13
A magnificent detached family home with self-contained cottage in a superb rural position overlooking the Common. A warm inviting and elegant property. Main house with beautiful hall, 3 reception rooms, kitchen, cloakroom, master bedroom suite, 3 further bedrooms and 3 further bathrooms. Cottage with living room, kitchen, bathroom, 3 bedrooms and bathroom. Wonderful gardens, 3 garages, Workshop and shed.
£775,000. Freehold.
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HINDSON, HERTS
In an elevated position amidst beautiful countryside, a development of period built patrimonial converted and retaining original massive house. The East Barns Well designed for continuing or family use. 3 reception, 5 bedrooms, 2 bathrooms, kitchen/breakfast room, music room, double garage. Large walled garden. Offers in the region of £400,000. Freehold. The West Barns ideal for the larger family or with possible self accommodation. Reception hall, 1 bedroom, 1 bathroom, double garage. Large walled garden.
Offers in the region of £245,000. Freehold.
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BENGELO, HERTS
Magnificent Grade II listed 16th century period property in a secluded and peaceful setting. Reception hall, 4 reception rooms, fitted kitchen, breakfast room, utility room, 2 bedrooms, master bedroom suite with en suite shower room and sitting room, 6 further bedrooms, 2 further bathrooms, self contained flat with kitchen, bathroom and sitting room. Double garage. 2 cellars, 1 acre of mature garden.
Offers in excess of £675,000. Freehold.
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DULWICH COMMON, SE21
New family home in convenient position for the Village and West Dulwich Station. Principal suite of bedroom, dressing area and luxury bathroom. Guest suite of large bedroom with wardrobe and shower/bathroom, 3 further bedrooms, bathroom 2 with W.C., spacious hall, cloakroom, 3 reception rooms, "sunbroom", kitchen/family room, utility room, Gas CH, fully fitted kitchen, double garage.
Offers invited.
Joint Agents: Hamptons Suburban Office: 01-493 8222 (ref 1400) or Meriton & Carnaby: 01-693 1515 (ref 140A)



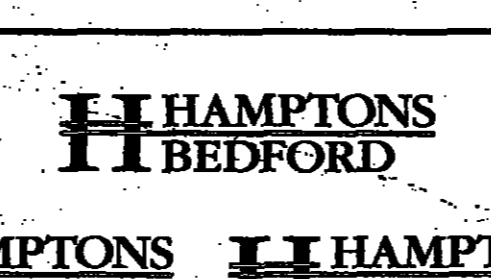
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Magnificent Cotswold period house being the major portion of the main house, in an elevated situation enjoying glorious southerly views towards the Cotswold Escarpment. Entrance hall, gallery reception hall, 2 reception rooms, kitchen/breakfast room, utility, cloakroom, 6 bedrooms, 3 bathrooms (including 2 en suite), cellars, Gas CH, Staff Entrances, Carriage, Stable and outbuildings. Garden and grounds of about 2 acres.
Offers invited in the region of £350,000.
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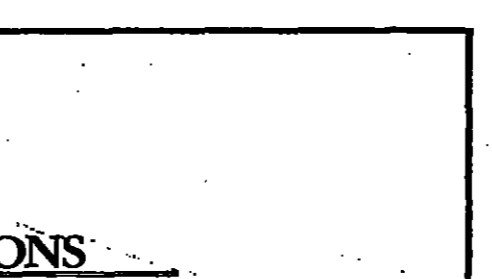
INGRAM AVENUE, LONDON NW11
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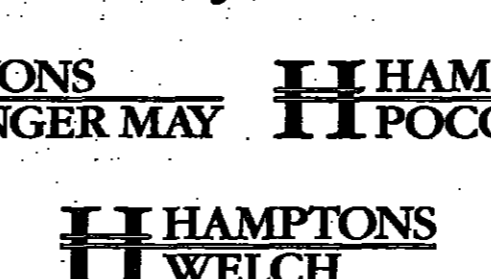
BRENCHLEY, KENT
A beautifully restored early 16th century timber-framed manor house set in secluded gardens and paddocks in 8 acres. 5 principal reception rooms, 6 bedrooms (including 2 suites), 3 bedroom staff cottage.
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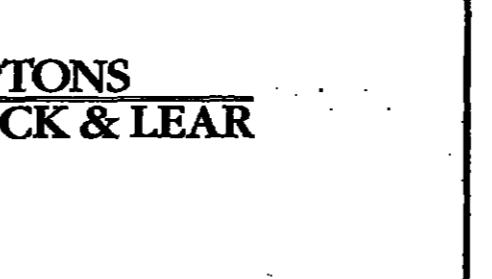
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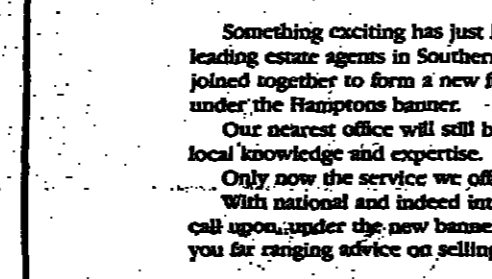
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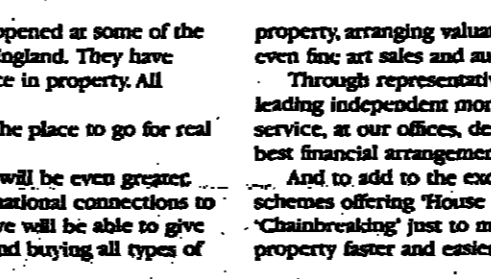
HIGH IN THE CHILTERN
A fine timbered country house set in unspoilt rolling countryside. 7 bedrooms, 4 bathrooms, 3 excellent reception rooms, good domestic offices, Carriage drive approach. Entrance lodge. Brick stable block with first floor flat. Swimming pool, tennis court.
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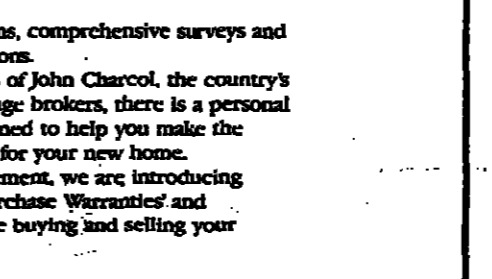
SANDHURST, KENT
A spacious Sussex style family residence. Outstanding rural setting with panoramic views in all directions. Entrance hall, cloakroom, 3 reception rooms, kitchen/breakfast room, utility room, master suite of bedroom, dressing room and shower room, 4 further bedrooms, bathroom. Double garage. Heated swimming pool. Stable. Garden and paddock. About 4 acres.
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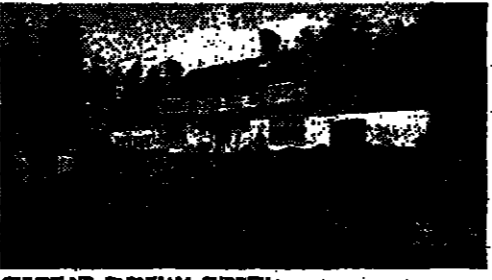
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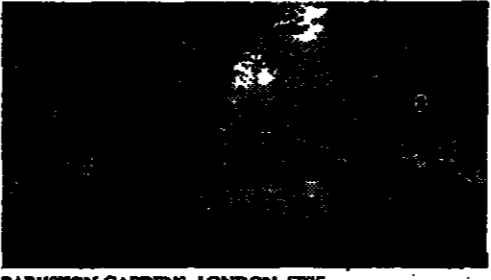
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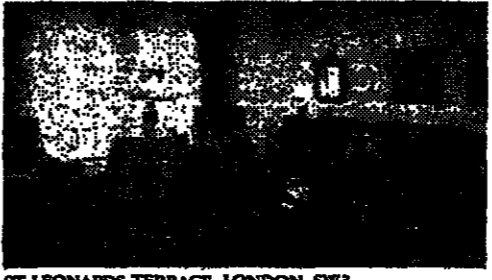
CHEYNE ROW, LONDON, SW3
A very attractive mid terrace period house located in historical part of Chelsea. Offered in very good condition and available for immediate occupation. 4 bedrooms, 2 bathrooms (1 en suite), drawing room, dining room, kitchen/breakfast room, cloakroom, West facing 1/2 paved garden. Bakery.
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CHILLY, NR. FARNHAM, SURREY
A handsome and beautifully appointed Country House with 15 acres adjoining National Trust Commons and some of the finest riding in the County. Oak paneled gallery reception hall, lovely drawing room, dining room, study, sun room, billiard room, cloakroom, luxury kitchen, breakfast room, utility room, main bedroom suite, 4 further bedrooms, 2 further bathrooms. Gas CH, Garaging for 700. Hard tennis court. Heated swimming pool. Formal garden. 2 paddocks and woodland.
In all about 15 acres.
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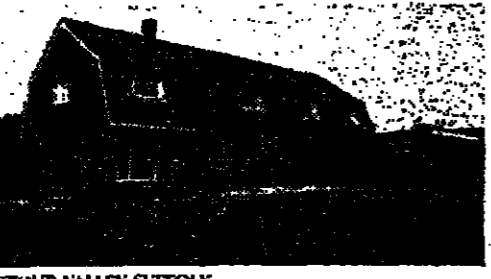
BARKSTON GARDENS, LONDON, SW5
Large 2 bedroom apartment with private patio and garden in a totally refurbished building which has been modernized throughout to a high standard, and is very light with an attractive outlook. Hall, reception room, 1 bedroom, 2 bedrooms (1 en suite), kitchen, patio, garden.
£190,000. Lease 125 years.
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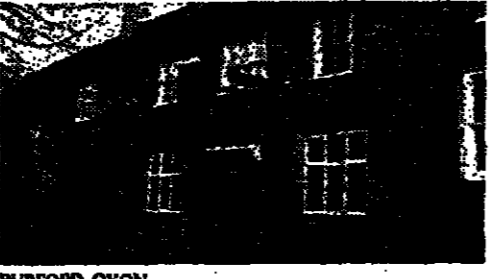
ST LEONARDS TERRACE, LONDON, SW3
Spacious ground and 1st floor flat with private street entrance and part of a popular modern development south of the Kings Road, close to Sutton Court, in excellent condition throughout. Hall, drawing room, dining room, kitchen/breakfast room, 3 bedrooms, 2 bathrooms (1 en suite), cloakroom. Excellent private garden. Underground car parking space. Concrete also available.
£345,000. Lease 66 years.
Hamptons Chelsea Office: 01-835 1444



CHIDDINGSTONE STREET, LONDON, SW15
In truly impeccable condition, this must be the most beautifully presented house on the market in Fulham. 4 bedrooms, 3 bathrooms (2 en suite), dining room, kitchen/breakfast room, dining room, study, playroom, kitchen, utility, shower room. Garden. Gas CH. Fitted carpets.
£450,000. Freehold.
Hamptons Fulham Office: 01-736 8211



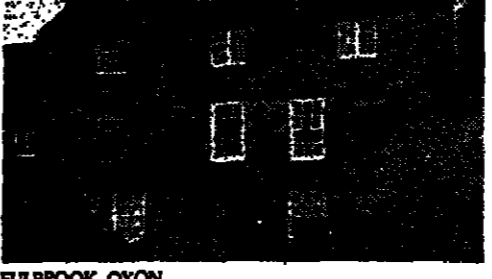
STOU' VALLEY, SUFFOLK
A pleasant small sporting estate with modern house, beautiful views, lake, shooting and fishing. Hall, 2 reception rooms, 4 bedrooms, 2 bathrooms, cottage with 2 bedrooms. Modern farm buildings. Arable land. Double and single bank river fishing. About 90 acres.
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A period flat (ceased trading) situated in the centre of the historic medieval town of Burford. The property offers great potential for modernisation and refurbishment subject to the necessary planning consents.
Offers invited in the region of £250,000. Freehold.
Hamptons Burford Office: (099 382) 3656



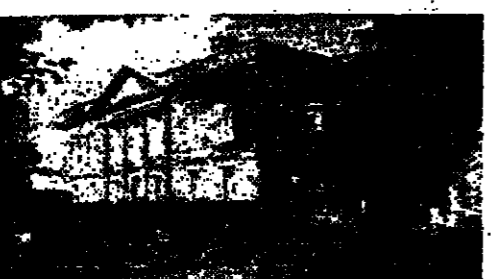
EMBANMENT GARDENS, LONDON, SW3
Bright and immaculate modernised 2nd floor flat in a period block with views of the River at the front and the Royal Hospital Gardens to the back. Dining hall, drawing room, 1 bedroom, 2 bedrooms (1 en suite), kitchen, breakfast room.
£185,000. Lease 60 years.
Hamptons Chelsea Office: 01-835 1444



FULBROOK, OXON
A large period village house offering considerable scope for improvement and modernisation, with existing planning permission for a kitchen, conservatory and cloakroom extension. Hall, drawing room, dining room, kitchen/breakfast room, 3 bedrooms, 2 bathrooms, shower room, bathroom, space for garage. Attractive south facing garden. Orchard with 2 BUILDING COTTAGE.
Guide price £175,000 for the Freehold.
Hamptons Burford Office: (099 382) 3656



TAPLOW, BERKS
Substantial and attractive Edwardian house with 100 ft river frontage and mooring to the Thames. 2 mile 3/4 motorway, 6 bedrooms, 3 bathrooms, 2 reception rooms, kitchen and breakfast room, 3 car garage. Garden of approx. 1 acre.
DETACHED 2 BEDROOM COTTAGE.
Offers in excess of £500,000. Freehold.
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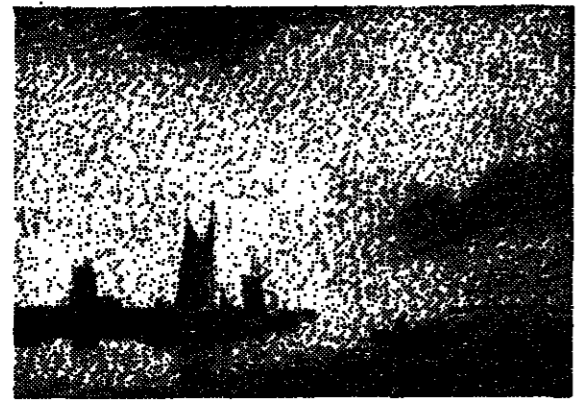
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COLLECTING

Antony Thorncroft previews the European Fine Art Fair in Maastricht's new exhibition hall

A supermarket for the super-rich

MAASTRICHT is a pretty Dutch town in the middle of everywhere. Wander a few miles to the left and you are in Germany; to the right and you hit Belgium. Its burghers can't wait for 1992 and the time when the EC tears down its remaining fiscal barriers. Then, they think, Maastricht will become the community market place.

This year they open a vast exhibition hall for the trading of goods, and among the first users will be the antiques trade. The European Fine Art Fair opens on March 19, for nine days, the biggest, most international jamboree of its kind, with more than 100 dealers offering treasures insured for well over £100m.

What makes Maastricht special for the art market is its location - close to the super rich Rhinelanders; the wealthy Dutch and Belgians; and the collecting French - and the fact that the Dutch government smooths the way for foreign dealers to bring in goods. Other major art fairs, at Florence, Paris, even the Grosvenor House in London, make it all but impossible for overseas dealers to participate.

So, along with lots of Dutch, German and Belgian dealers, and the odd Dane and American, are Johnny Van Haeften offering Dutch paintings (naturally) and Robert Hall, with Chinese snuff bottles; Spinks, back after a long absence, with his oriental side and Wartel with his Russian works of art; Richard Green, with Old Master and some modern, and Michael Goedhuis, with oriental works of art, among a 17-strong British contingent.

This new European Fine Art Fair is a merger of two good natured rivals, Pictura, which specialised in paintings, and Antiquairs International, which marketed decorative items. Now visitors to the grand new surroundings, built in post modernist anonymity on the outskirts of Maastricht, will walk down a floral avenue with some of the most glittering stands imaginable to left and right, one side given over to paintings, the other to works of art. Clemens Vanderven, chairman of the Antiquairs section, thinks the look of the fair will make Grosvenor House seem like an Oxfam shop. It will certainly cover five times the area of London's most prestigious antique fair.

You will not need to be very perceptive to notice an abundance of rug and carpet dealers, who make up a sizeable slice of the 26 new exhibitors at the fair. To make them feel wel-



Mme Lebasque sur la plage by Henri Lebasque (1866 - 1937)

come the loan exhibition (which is the essential academic gloss on what is basically a rich man's shopping spree) is devoted to 'Carpets in 17th century Dutch paintings', put together by Michael Frances of the Textile Gallery in London.

None of the actual paintings will be on display - you will have to rely on large photographic reproductions - nor will any of the actual carpets portrayed in the pictures be there. Despite these two admittedly substantial qualifications the exhibition does highlight a fascinating subject.

Most of our knowledge of early carpets comes from paintings. Rugs and carpets began to arrive in the West first from Turkey, in the 13th century, and by the 14th were appearing in Italian art. You had to be very wealthy to own one, so prestige portraits usually showed a grandee leaning on a carpet which would cover his table, not the floor. King Henry VIII owned 700 carpets and Cardinal Wolsey a few hun-

dred. Most disappeared in the 17th century Cromwellian upheavals and only through art can we trace the development of the carpet maker's skills.

Carpets are now characterised by the artists who depicted them. The 'Lotto' has a red ground with yellow arabesques, and is named after Lorenzo Lotto who depicted one in a 1642 painting. It must have been a very popular pattern, especially in the Netherlands. For a third of the thousand Dutch paintings of the 17th century which feature carpets depict a Lotto. Since so few have survived, even from this period, there is now a school of thought which argues that carpets were not that common but that anyone being immortalised in paint wanted to be shown alongside an expensive carpet to boost his prestige. In effect they were studio props.

It is rare for two art forms to develop historically so closely as paintings and carpets, giving academics in two disparate disciplines many happy seminar hours of research swapping.

There are two particularly important carpets in the exhibition, both once in the collection of the Maharajah of Jaipur.

One is an Isfahan carpet which is identical to one in a painting in the Jewish Historical Museum in Amsterdam. It portrays the financier who paid for William and Mary's fateful trip to Britain to claim the throne 300 years ago. He points to an orange in his hand - showing his control over the royal house. The other is an Indian carpet by Mansour with a design based on Dutch floral paintings, which suggests that the traffic in creative ideas was two-way by the 17th century.

But loan exhibitions are there just to make people feel better about profiting from beautiful objects. Most of the 25,000 visitors will be concentrating on the stands. There should be strong local interest in the offerings of London dealer Johnny van Haeften. He is selling four good Bruegheles, each by a different member of this prolific family. Perhaps the

best is by Pieter Brueghel the Younger, showing John the Baptist preaching. There are more than 150 figures in the canvas, making it some sort of bargain.

Other London dealers returning coals to Maastricht include Richard Green, who is offering an attractive portrait of a young girl holding a bunch of flowers, by the 17th century Dutch artist Jacob Cuyp, and Chancer Fine Arts selling such unmistakable Low Country names as Vrancx, Vaickembourg, and Blommesteel.

Richard Green also has a painting by one of those second division Impressionists now being collected partly for their worth but also because the really Big Boys, the Manets, Renoirs, Monets, etc. are so astronomically expensive. It is a pretty garden scene by Henri le Sidaner.

Into the same category falls Henri Lebasque. Jacques van Rijn, a local Maastricht dealer, should have few problems in disposing of the very decor-

ative beach scene illustrated here. It is priced at around £50,000. Noortman, who has shops in both London and Maastricht, also has a Lebasque, an equally pretty scene of his two young daughters in a boat, which will be snapped up by the decorative trade. One more Lebasque comes from the only American dealer showing, Montgomery Gallery of San Francisco. In contrast he also has one of the best Old Masters on offer, a Goltz of Lot and his daughters.


The attraction of this fair is that few of the thousands of objects for sale are tired old beasts, that have been hawked around the auction houses. Dealers in Holland, Germany and France are not so dependent on Sotheby's and Christie's as British dealers for their stock and buy more objects from private collectors. Obviously there is a bias to the region and around a third of the paintings will be stolidly Dutch, but plenty of clocks, oriental ceramics, silver and furniture give the fair a general appeal.

There is a particularly interesting group of arms from Slijkerman & Slijkerman, including a pair of pistols hidden away in a Bible, the reassuring companion for ladies in the early 19th century when forced to travel by stage coach. Ominously these pistols have been fired. The same dealers also offer for a ridiculously low-sounding £1,000, an Iron Age sword in perfect condition, probably lost by a warrior in the river near Innsbruck around 1,000 BC. It is wonderful both in its antiquity and its grace. In contrast, on the same stand there is a wheel-lock gun made in 1590 for the Elector of Saxony, a relic of the period when such weapons, rather like nuclear weapons, were for ceremonial prestige purposes rather than for use.

It is a pity that London, still the centre of the international art market, has not managed to produce the world's leading antiques fair. Grosvenor House is dominated by British dealers; Burlington, at the Royal Academy's irregular and cramped. The others cater for the general market. Maastricht offers good, internationally collected antiques, like Dutch pictures and French furniture, as well as the most specialist sectors, like Dutch clocks and German furniture, which have a mainly local appeal. One day it might be seen as the fair for Europe. At the moment it still glitters as a last opportunity for the British fine art trade.

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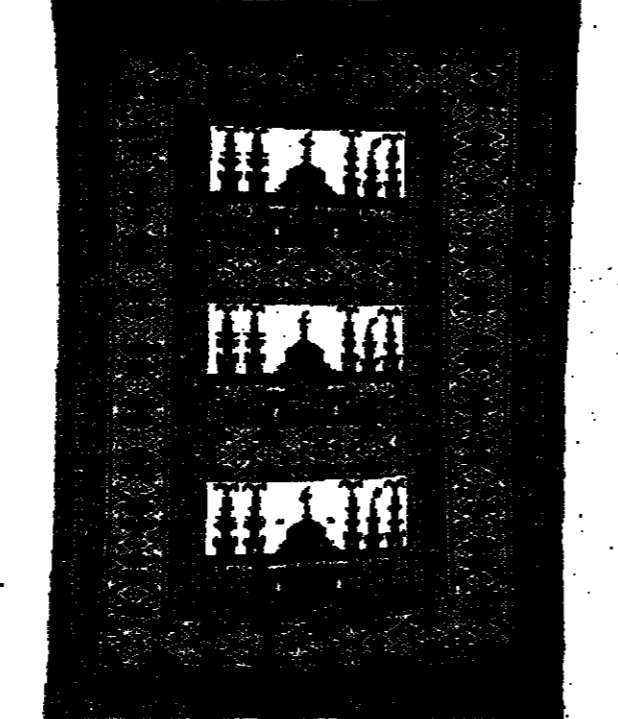
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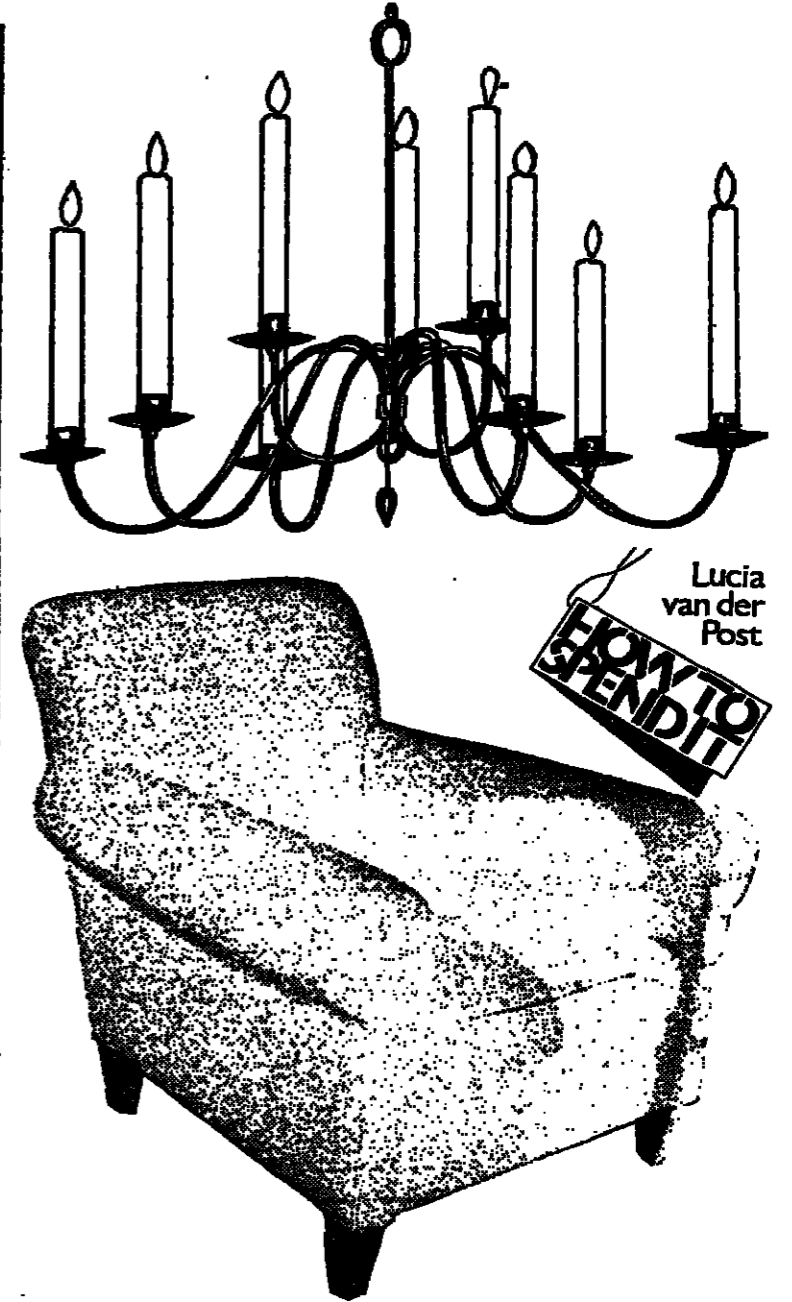
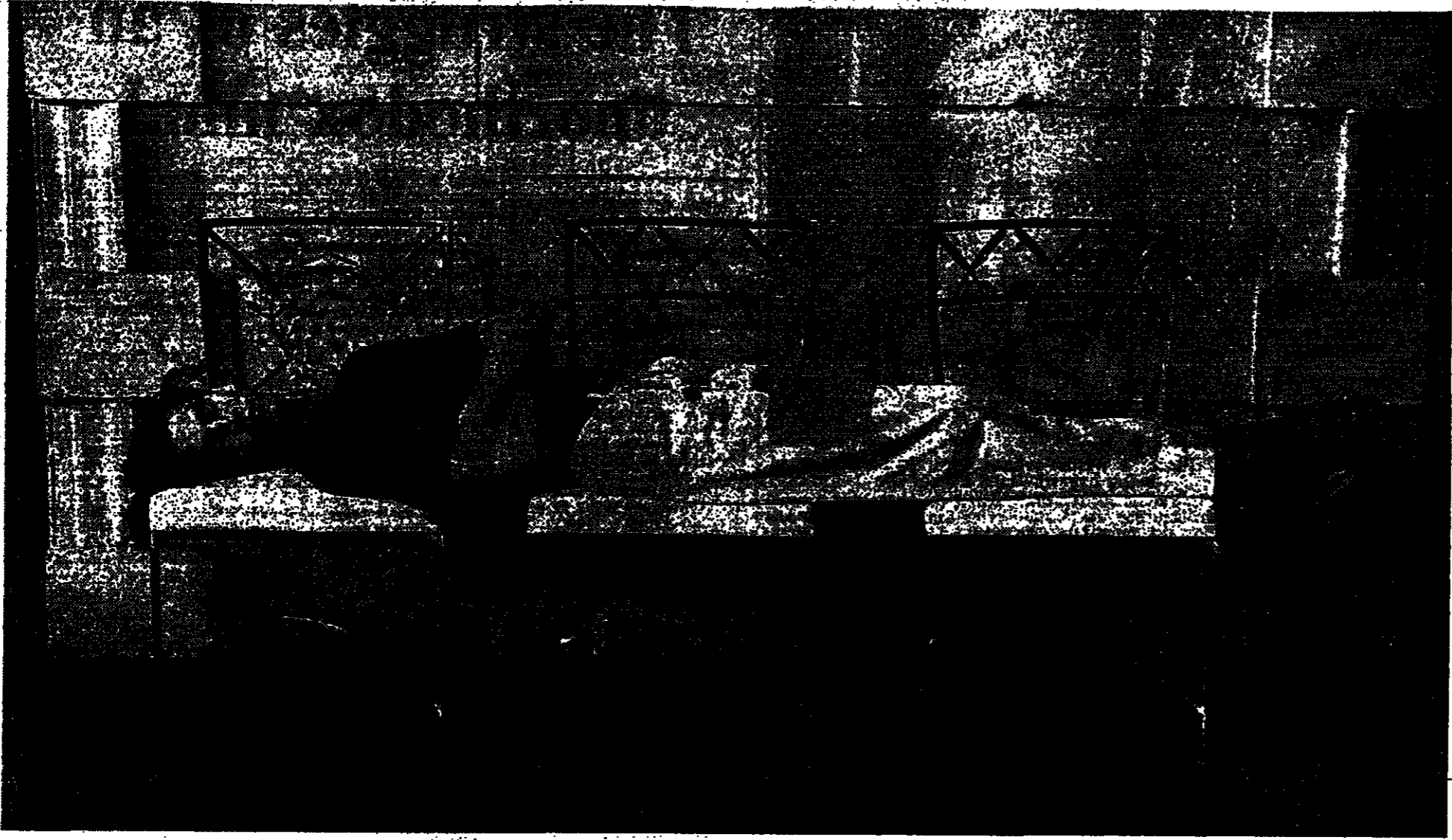
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• DIVERSIONS •



Lucia van der Post

Now for un-designer chic

"ABOVE ALL," says David Davies of the new range of furniture, furnishings, clothing and accessories that he launches next Friday, "this is an anti-design look. I'm tired of matt black chic, of black leather sofas, of furniture whose prime function is to convey prestige. I have to have these things at work because it's an essential part of the working environment but when I get home I want something much more lyrical, more comfortable, that just looks as if it has always been there."

David Davies, for those of you not up-to-date with the nuances of the design consultancy world, is currently one of its hot names. Probably he is most famous for being one of the designers responsible for the look of the Next shops and for heading the design consultancy (ODA) most art school graduates most want to join.

Next Friday he opens his own shop at 10 Great Newport Street, London WC2, primarily because "when it came to furnishing my own home there were lots of things I wanted that I couldn't find and also because we endlessly design shops for other people and I found it frustrating to have to leave projects just as they came on stream. I also really felt we could produce things that weren't around that people might like to have."

"Often, paging through a magazine like Interiors you see things - a weird sofa, a wall sconce, a chandelier, an old product of some sort that you can no longer find - well I wanted to make things with that kind of personality about them, things people really longed to have."

"I didn't just want to sell more leather and chrome and Eileen Gray reproductions. I wanted a look that was not overly decorated nor overly pretty but that had real comfort to it. I'm a passionate believer that the British Isles is a rich and beautiful place to live and I wanted to draw on its lyrical traditional past."

"This undesigned look that I'm aiming at is a reaction to the machine-made early 20th century furniture which has become a designer cliché - we're not selling anything with a hint of Corbusier or Breuer about it. Everything is based on a concept which blends machine technology with very ancient craft-based skills. So there is quite a lot of wrought-iron (I found this marvelous man in Northumberland who is mak-

ing it all for us), some fine timber furniture and really comfortable upholstery with feather-filled cushions."

"I started with a strong image in my mind. I had this picture of a wonderful armchair that I had once seen in a hotel in Florence. It looked exactly like the kind of armchair that you dream of picking up in a country auction, that you recover in something simple and then it looks as if it has been there forever. The thing is though you can never find one. I wanted to make that sort of armchair available to all the people like me who dreamed about it."

"Then there's a classic daybed and a simple but utterly comfortable upholstered sofa with leather-filled cushions, the way all cushions used to be. There's also a wrought-iron sofa, inspired by classic wrought-iron garden furniture which always looks wonderful but is usually very uncomfortable - I've tried to combine the decorative quality of the wrought-iron with comfort. It can, like the wrought-iron chair, be used inside

the house or out."

As you can see David Davies is a great believer in the classic English understated style. He also believes ardently that our climate has shaped us in profound ways - the temperateness of our climate, he thinks, underpins our whole culture. The shop will celebrate our climate with a changing look to match every season (he has actually registered the word "Climate" for his clothing ranges) - come the winter there will be loose covers in rich damasks to throw over the creamy cotton rep which currently covers the chairs and sofas, tartan wool throws to add warmth and texture. Come the summer there will be heavenly creamy crunchy cotton knit sweaters, linen suits for men, sunglasses, striped towels, traditional sturdy suitcases for the travelling set.

One of the things that I personally find deeply pleasing about the whole collection is that it is based on a real awareness and truthfulness about the British way of life. Not the phony touristy Britain of beefeaters and

thatched cottages but the realities - what David Davies calls "weathered timber bleached by the wind and washed with colour by the sun. Lichen on stone and patinated metal, a slate green storm sky... the rich colours in a faded tapestry."

Nothing here panders to cheap fantasies. No sofas based on phony Hollywood glamour, no garden furniture pandering to the "let's pretend we're sitting in the South of France" brigade, no pretentious copying of Mediterranean or Oriental or Mexican styles. Almost everything is quietly, simply - English. This may make it sound inglorious or chauvinistic but I can only assure you that it isn't.

Quite why it is that he has unashamedly drawn on a vast traditional visual heritage and (to my mind) made it work while others who attempt the same thing seem to miss the boat is difficult to fathom. I think it has to do with truthfulness, with integrity of purpose, with doing it faithfully and with tapping into an authentic cultural tradition, not a

debased suburban version of it. And, of course, there is always that magic ingredient called flair.

The shop is to be called simply Davies and if you think it worth a visit, look particularly at the upholstery (frames are all made from hardwood which is screwed, glued and dowelled, cushions are feather-filled, loose covers in creamy cotton rep, crisply striped cottons or painted flowers for summer, rich damask for winter), the hand-forged cast-iron (a particularly wonderful chandelier and lots of wall sconces and tall, free-standing candlesticks) and the sturdy cherrywood dining table, chairs and console table (very restrained and simple this).

Prices are neither cheap nor out of reach. Sofas are £295 (without cover), the armchair is £450 (without cover). The chandelier is £160, wrought-iron candlesticks, £49.02 and burnished steel bowls £20.

There will be a collection of menswear clothing and lots of small artefacts for the house - cracked glass ceramic vases, splendid, almost medi-

Top left, three chairs made by a blacksmith in Northumberland from hand-forged wrought-iron. Based on traditional cast-iron garden furniture, David Davies has tried to retain the characteristic decorative qualities and make them comfortable too with cream-covered soft squab cushions. Laurel leaf design, £280, crossed-leather design, £255. Top, wrought-iron chandelier from the same blacksmith, £160. It has an almost medieval simplicity and there are also candlesticks and wall-sconces (with a verdigris paint finish as an option) in a similar mood. Above, the armchair that "looks as if it has been around forever". Simple in shape, here covered in creamy cotton, it is £551.50 complete, and £450 uncovered.

oval, steel and verdigris dishes to use as fruit bowls or, on a summer evening, to float candles in. The handwriting behind it all is consistent, coherent and if you like some of it, you'll probably like it all. If it is successful then this could be just the first of many. Watch out Habitat, Next, Laura Ashley et al!

Cookery

Dig out a few consoling perennials

Philippa Davenport tests new ways with vegetables



LAST WEEK I heard my neighbour's lawn mower splutter into life - and die soon afterwards. My gardening efforts at this time of year tend to be cerebral. At night in an armchair by the fire-side I plan the planting of salad vegetables. I haven't grown before: the magnificent little potato called La Ratte, which Marshall's is introducing from France this year; corn salad, American or land cress, and perhaps the flower petal salad collection which Thompson and Morgan has just launched - a mixture of nasturtiums, pot marigolds, lemon mint, borage and something called Angel Rose.

Back in the working reality of the kitchen it is winter vegetables, not summer foods, that I am cooking.

OEUF'S SOURISSE

This is one of those consoling perennials to which I return with pleasure time and time again. It is soothing for Sunday supper, yet elegant enough to serve at a luncheon.

Hard boil some eggs, cooking them just long enough for the yolks to harden. Shell and quarter them. Lay them in a warmed dish and cloak them quickly with a hot and creamy onion sauce.

Sauté with flaked and toasted almonds and a little parsley, or better still, with fresh chopped coriander leaves.

Surround with triangles of fried bread and serve straight away.

To make the sauce, sweat half a pound of very thinly sliced onion in three ounces of butter.

Stir in a heaped tablespoon of flour and half a pint of creamy milk that has been infused with a bay leaf. Add salt, pepper and a pinch of allspice and simmer gently for 15 minutes. Discard the bay leaf and process to a puree, then adjust seasoning and thin the sauce with more milk to taste.

COMPOSITE OF RED CABBAGE

Spicy red cabbage brings comfort on frosty nights and one of the joys of this dish is that, most unusually for a red cabbage recipe, it takes no more than 15 minutes to cook.

Heat a wok or a non-stick frying pan measuring 12 inches or more across. Add a little unsalted butter and sauté two dessert spoons that have been peeled, cored and sliced into crescents. Keep them hot while you cook the rest or so of finely shredded red cabbage. First, stir-fry the cabbage briefly in a little more butter. Then reduce heat to very low, cover and steam-fry for about eight minutes, just stirring occasionally.

Return the apple to the pan. Season with salt, pepper and some toasted and crushed carrot-seeds, and mix well.

MUSTARD-GLAZED CARROT

Carrots are blessedly inexpensive. They tend to appear on menus frequently at this time of year and it is easy to fall into the habit of cooking them in the same old routine ways. Here is a good, slightly-out-of-the-ordinary way to serve them, inspired by a salad of Madhur Jaffrey's.

Black mustard seeds can be bought at oriental stores, some delicatessens and health food shops. Their nutty character goes well with the natural sweetness of carrots.

Simmer sliced carrots and a little finely chopped onion with a smidgeon each of soft brown sugar and sunflower oil in water to cover. When nearly tender,

Food for Thought

Take 3lbs 6oz of hints



THERE can be no doubt that Raymond Blanc's heart is in the right place. "I often wonder," he writes in part of his introduction to *Recipes from La Maison aux Quatre Saisons* devoted to how to give a successful dinner party, "to what extent the quality of meals affects the decisions of world leaders. Might a terrible dinner lead to war and a wonderful meal bring peace, or less?"

I have often wondered the same thing. It seems to me to transcend more than just good manners to threaten to bomb back into the Stone Age someone to whom you have just passed the salt. However, as M. Blanc goes on, "Short of saving the world, let us aspire merely to transgress more than just good manners to threaten to bomb back into the Stone Age someone to whom you have just passed the salt. However, as M. Blanc goes on, "Short of saving the world, let us aspire merely to transgress more than just good manners to threaten to bomb back into the Stone Age someone to whom you have just passed the salt."

Fair enough, but it prompts the question whether or not books like M. Blanc's will help save our fuses or merely leave egg all over them. I am prepared to admit that there may be a tinge of difference between his level of skill with the skillet and my own. He is, after all, one of the greatest chefs of his age. He is a tireless enthusiast for the quality product and a *fidèle* where vegetables are concerned.

Can this prince among cooks have anything to say to a generation of the oven-ready gourmet meal from the chiller cabinet, of the Saturday voyage around the supermarket rather than the vegetable market? In short, is there anything in his book that you and I can have a crack at with a hope in hell that the result might not have M. Blanc scratching his head trying to make out which of his celebrated dishes it was supposed to be.

Perhaps all is not quite as bad as it seems. After all Raymond Blanc is entirely self-taught. True, he may have started off with one or two advantages in this line that not all of us can boast, things like talent and a French nationality. Nevertheless his *Honorable braises au jus à la bordelaise* and *carottes sautées à la bordelaise* are his alone. What is more, he made it in England. So, what he has led, may we not follow? We may, but there are obstacles.

I sometimes question whether cook books are made to be used in the kitchen or to be left lying around the sitting room to impress visitors. This one is in a case in point. It has all the hand-some art direction that now characterizes the superior cook book.

Unfold sums have been lavished on the photography, and the typeface is a model of today's cool chic (grey on white and rather hard to read as a consequence). What will a couple of fat spoons, a drizzle of cream and a splash of wine do to all that exquisite design?

M. Blanc, if I read him aright, would not be upset in the slightest if his volume does get to bear the scars of a working kitchen. He has clearly gone to great lengths to break the recipes down into precise stages. The instructions are exemplary. There are useful tips by the handful, but unless you have a photographic memory, you will have to drag all 3lbs 6oz of it (much the same weight as the *Costance Spiry* hardback edition, incidentally) into the kitchen, and let it take its chances.

You need it there, anyway, to compare your stab at the *Charlote de légumes au saucier de province et mignons d'agneau au romarin vinaigrette aux herbes* with the picture of the original. I suppose it might be claimed that beautiful photographs of beautiful food are inspirational, but I have found that contemplating the yawning chasm between the picture and my botched ruin sectionally impairs my mental stability.

Never mind, nothing daunted let us venture in. Let us begin at the beginning, *Basic Recipes and Techniques - Stocks*. Oh dear. Here we go. There's *jus de veau*, *glace de veau* that requires four *putes de tomates* - where did you put the fondue de tomate, *Deidre?* - and which needs to be strained through a fine conical sieve and then through a muslin cloth and will produce 18 fluid ounces of flavourful veal stock which you can keep for up to three weeks in the freezer and up to one week in the fridge. Add that to the little containers of *fumet de poisson*, the *fumet de sole au gamberetrominer*, *fond blanc de volaille*, *jus brun de volaille*, *fumet de légumes*, *mage de légumes*, *herbes et condiments*, and the *gelée de viande au madère*, and we're ready to go.

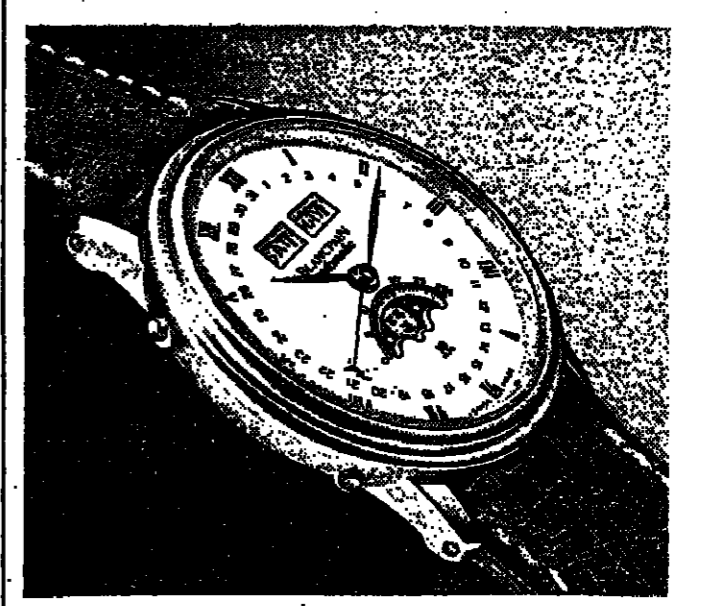
Instantly we are at a disadvantage. I sense that there may be a difference in scale between Raymond Blanc's ambitions and those of the average householder entertaining in mid-week. He is prepared to put more work into a basic stock than many people are into an entire meal. But he

aspire to the first halting steps in this direction. In his principles, his insistence on ingredients, his enthusiasm for his subject, and in the innumerable asides, notes and hints, there is not a kitchen in the country that could not find something of practical value in this book.

Short of eating at the Quat' Saisons every day, I would recommend browsing over the book. And at £17.50 a copy, it is rather cheaper.

Peter Fort

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BOOKS

Rachel Billington on a feminist appraisal of the life, works and death of poet Sylvia Plath

Portrait of the artist as a tortured soul



Sylvia Plath: a writer whose work is in danger of being overwhelmed by her life

Sylvia Plath by Linda W. Wagner-Martin. Chatto & Windus, £12.95, 282 pages.

Sylvia Plath is one of those writers whose work is in danger of being overwhelmed by her life. Marriage to the poet Ted Hughes, publication under a pseudonym of an autobiographical and highly personal novel, The Bell Jar, and suicide at the age of 30 turned her into a cult figure.

a somewhat one-sided effect, although it is possible, as Ms Wagner-Martin suggests, that Sylvia Plath's suicide and the explicit commentary, perhaps inevitably, have a far greater impact than the present biography.

In 1975 Mrs Plath edited and introduced Letters Home, her daughter's correspondence from 1950 to 1963. This mass of letters and the explicit commentary, perhaps inevitably, have a far greater impact than the present biography.

In line with many other writers, Ms Wagner-Martin implies that Sylvia Plath's suicide and the explicit commentary, perhaps inevitably, have a far greater impact than the present biography.

Any book written about a life that ended in suicide has the tragic compulsion of a detective story. All through, one looks for the clues, wishing that the clock could have ticked differently.

Sadly, her last years in England were calculated to confuse this instinct. Ostensibly she had everything - and this was the image she liked to present to the world - she was married to a brilliant, handsome and very

male poet. She had two beautiful little children. She was a published poet and, towards the end, the author of a well-received novel. In fact, her husband's poetic achievements tended to put hers in the shade and he had fallen in love with another woman.

The struggles of an unorthodox mind

A MIND OF HER OWN: THE LIFE OF KAREN HORNEY by Susan Quinn. Macmillan, £16.95, 479 pages.

Karen Horney, one of the few female psychoanalysts to achieve fame, argued that much of life is determined by environmental rather than biological pressure. She also struggled (and some say struggled) with some of the orthodox psychoanalysis and its adherents, both in Berlin before the 1930s and the United States thereafter.

sexual atiology (including what Horney disingenuously called "that old bugaboo masturbation") Instead of looking at Horney's desire to come and go, to imitate the prostitute's life, in her dealings with men, and Horney did get over-involved in strange things.

tion at this time of a woman who wanted men, without quite knowing why, and who also believed in the debilitating nature of social greed, and organised envy as an *American*. Instead of the world of psychoanalysis, she really belongs in an Ibsen play, since the problem of her later life was the difficulty of sorting out the neurotic in herself from the neuroses of the social culture of Europe.

Lost boys within a fallen temple

THE TEMPLE by Stephen Spender. Faber and Faber, £10.95, 210 pages.



Stephen Spender: an autobiography of confession

The photograph by Herbert List on the dust jacket, of a youth wearing brief bathing trunks that fail to hide his erection, is appropriate if indelicate, because Stephen Spender's new novel, set in Germany during the last phase of the Weimar Republic, is concerned with male homosexual relationships, the temple of the title being the human body.

Much of the earlier version has been discarded, in particular the interior monologues in which the characters originally engaged, but in both versions - relying for the earlier one on the table of contents given in Kulkarni's bibliography - the central chapters describe the 20-year-old narrator Paul's first visit to Hamburg, his

decor or one of the abstract landscapes that are a hallmark of Spender's prose, are two subsidiary themes: the private one of Paul's dedication to poetry, and the public one of the rise of Nazism characterised by the ugly growth of anti-Semitism in Germany.

It has other virtues, being beautifully written and compellingly readable, but the overall effect it had on this reviewer was one of claustrophobia, the feeling of being caged within the obsessive relationships on which it concentrates. The reason for this is clear. Apart from brief asides by Irmi, who seems to have been introduced so that Paul - who improbably couples with her on the beach before breakfast - having the previous night lost his virginity to Ernst - can recognise her as belonging to "an alien species," and a glimpse of the pregnant Lisa standing on a balcony, which echoes a lyrical paragraph in the autobiography, women play virtually no part in the novel.

Memoir of a century

FOURTEEN LETTERS Feliks Topolski. Faber and Faber, £20, 512 pages.

There is one to be mined from *Fourteen Letters*, but you have to work hard. Topolski's autobiography measures eight inches by ten and a half inches by one inch (paperback). The pages are not numbered, there are no separate chapters, there is no index, there are two solid columns of text per page, with emphases in bold type and the footnotes hardly big enough to read.

father and a maternal world, he grew up during the First World War, attended art school, served with the cavalry officers' reserve, went for a Grand Tour of Europe that he despaches in a couple of pages, and in 1935 came to England to stay.

course, press-cuttings and of course the drawings that Topolski made of so many events of this century, plus 16 coloured reproductions of details from his open-ended *Memoir of the Century*. I don't always like Topolski's work, but his own selection of it is in itself a vivid memoir of the century.

The Inquisition's fear of flying

BALTASAR AND BILMUNDA by José Saramago, translated by Giovanni Pontiero. Jonathan Cape, £11.95, 333 pages.



José Saramago: an absorbing and unsentimental tale

The date is 1711, and in Portugal the Inquisition is still all-powerful. Mother departs for Angola, never to be seen again, leaving Baltasar and Bilmunda to stuff for themselves as best they can. They fall in with Father Bartolomeu Laurencio (a genuine historical figure), whose chief claim to fame is that he invented a rudimentary airship and managed to

launch it in 1709. Together, the three of them build another version, the Passarola, and take off over Lisbon first, then the sea, then Baltasar's home town of Mafra. They have become the first human beings to make a powered flight. They are forced to keep the achievement secret, though, for fear of what the Inquisition might do to them.

oughly absorbing novel, very ably translated by Giovanni Pontiero. It has been a huge best-seller in Portugal and deserves an audience here, too.

The *Swimming-Pool Library*, by Alan Hollinghurst, is an absorbing book, too, though of a different nature. It is a first novel set in the homosexual London of five years ago - before the great plague of AIDS struck - and narrated by a young, upper-class Oxonian of vigorous sexual appetite. His life is devoted to the pursuit of casual affairs - strangers in cinemas, Arab boys in Hyde Park, elderly peers in public lavatories, rough trades at his flat, well-built waiters in the pool at the Corinthian Club - anyone, in fact, who has the inclination and a few minutes to spare. He is a "cottager," and this book is a celebration of cottaging.

CENTENARY CROSSWORD Bet shirt on honest Brit

A total of 800 solvers submitted solutions to the Centenary Crossword, no fewer than 614 of whom tried their hand at composing a clue to the word BIRTHSTONE. (One reader, however, used the word BRONZE and another two ITALIAN.)

Opening and sorting through this mass of entries was partly responsible for the postponement of this report for a week - for which my apologies.

And so to the winners. Mr Rhodes happily achieved that rarity an "8 lit" clue, in which the whole clue defines the whole answer, while the parts of the clue define the parts of the answer. The whole of Mr Rhodes's clue defines BIRTHSTONE, while the anagram indication is also present; there is a particularly pleasing double use of ROCK as both definition and anagram indicator.

BOOKS OF THE MONTH

Announcements below are prepaid advertisements. If you require entry in the forthcoming panels, application should be made to the Advertisement Department, Brackley House, 10 Cannon Street, EC4P 4BY. Telephone 01-248 8000. Order and payment for books should be sent to the publishers and not to the Financial Times.

THE UNITED KINGDOM FRANCHISE DIRECTORY (5th Award Winner) Ash Edition

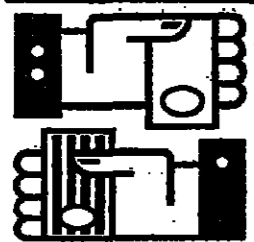
A complete Directory and Handbook listing major UK franchise opportunities and private entrepreneurs to determine how the collapse has affected their attitudes to investing in the Stock Market. The survey is relevant and timely.

BLACK MONDAY - THE GENERAL WRECK Martin Hamblin conducted a research survey amongst professional advisers and private entrepreneurs to determine how the collapse has affected their attitudes to investing in the Stock Market. The survey is relevant and timely.

Having failed to make it clear that what we hoped for was one clue per solver, I cannot complain if several readers decided to submit anything up to a dozen. However, some of these multi-

Nicholas Best

FINANCIAL TIMES SURVEY



The first year of the Building Societies Act has not been easy.



There are many restraints. But, says

David Barchard, the turn in the markets since October is allowing the societies a respite in which to make strategic decisions about life in an increasingly deregulated world.

Learning how to compete

AFTER SEVERAL increasingly difficult years, Britain's building societies find themselves unexpectedly the beneficiaries of October's stock market crash.

Funds which a year ago were being poured into the stock market are returning to building society accounts. The societies' share of the mortgage market, which by the third quarter of last year had dipped for the first time below 50 per cent, is rising again.

The wholesale funds on which other mortgage-issuing institutions depend are once more climbing in price, relative to the retail funds on which societies primarily depend.

If things are getting easier, it is not because the market or the institutions in it have returned to the rather unadventurous stability the societies lived in before 1980. It is rather that an unexpected turn in the markets is giving building societies a respite in which to make strategic decisions about how to survive in an increasingly deregulated and competitive market.

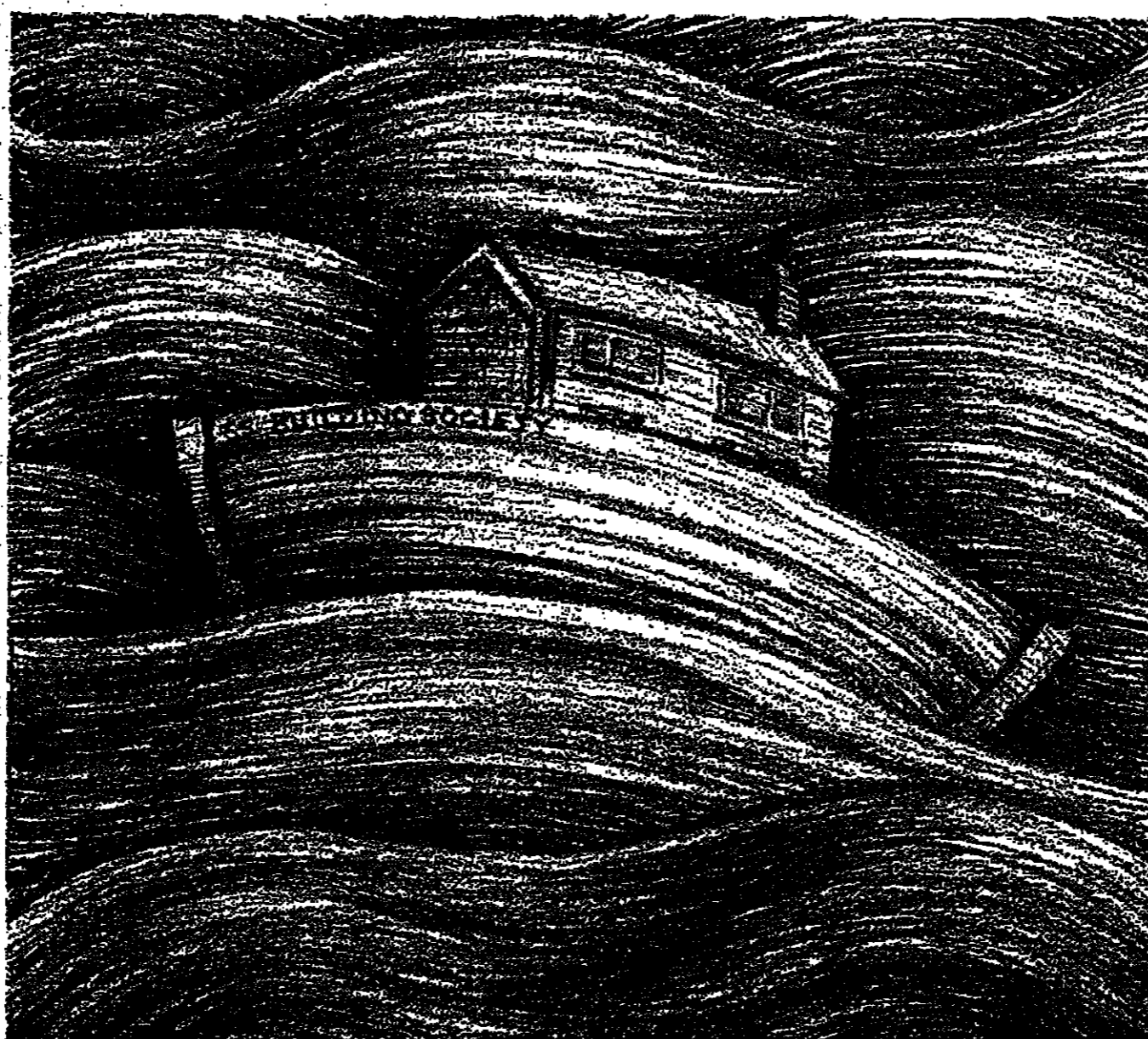
Some societies, including probably the largest and best known, are likely to decide eventually to become fully fledged retail financial corporations, and may ultimately dis-

card their status as mutual societies to become public limited companies.

Not everyone believes this is inevitable. Defenders of the status quo can point to a fair record of success. Though there are around 187 building societies, nearly 60 per cent of their assets is concentrated on the five largest. The largest 16 have about 86 per cent of the industry's assets, which are becoming steadily more concentrated through mergers.

The two largest societies, the Halifax and the Abbey National, with combined assets of £57bn, are in a different league from the others, with the possible exception of the newly-merged Nationwide Anglia. Almost all the societies at the upper end of the industry can report returns on mean assets of between 15 and 25 per cent in 1987.

Though the word "profit" is relatively new to mutual societies, the larger societies, with a few exceptions, seem to have been able to maintain their profitability despite inroads made into their traditional preserves by rival mortgage lending institutions since 1984; and despite the stock market boom and the series of privatisations that accompanied it, siphoning



Building Societies

off savings which would previously have been invested only in building society accounts.

Exposure to competition has taught the larger societies how to diversify and compete. In the course of doing so, the old uniformity of the industry has gone. Each society has had to decide for itself not just about interest rates, but also about such matters as whether to install automated teller machines (ATMs), whether to issue new money transmission services to customers, such as cheque books and credit cards; how to handle unfamiliar lines of business, such as insurance, investment services, unsecured personal lending, leasing, and estate agency.

Only the larger ones have been able to attempt to diversify on a broad front. Those in the second tier have been forced by the limits on their resources to be more selective. This is why, for some of the more aggressive second-rank societies, the temptation to convert to a limited company and gain access to equity may be stronger than for the larger ones.

However, the more societies have learned to diversify and compete, the more they have come to resemble the major banks. This has made them increasingly aware of the restraints imposed by the Building Societies Act of 1986. Some general managers considered the Act outmoded by the time it came into force, and

that the legislators were lagging behind the market and its pressures. These complaints have not gone unheeded. The scope of building society activity has been widened over the last three years, more drastically and more rapidly than could have been imagined at the outset.

However, the Government and the Building Societies Commission have to legislate not simply for giant financial bodies that look and act increasingly like the banks they compete with, but also for the majority of societies, which are small bodies unlikely ever to diverge far from their mainstream work of collecting savings and issuing mortgages. The future of the smaller

societies in a competitive savings and mortgage market is also uncertain. Many of the smallest are quietly folding their tents and being absorbed by larger regional neighbours, sometimes at the prompting of the Commission.

Whether or not the smaller medium-sized societies which retain much of the character of the industry a decade or two ago can survive is hotly debated. One school of thought holds that they can, by becoming "niche players", finding specialised markets among house-buyers and savers, and slimming down their management expenses. Many smaller societies say this formula is working handsomely and will continue to do so for the fore-

| | | |
|-------------------------------|---|------------------------------|
| The future of mutual status | | Money transmission |
| Mergers | 2 | Estate agency |
| Credit cards & personal loans | 2 | Stockbroking & pensions |
| The mortgage market | 3 | Technology; Funding; Housing |
| The savings market | 3 | Illustration: David Worth |

seeable future, though it is increasingly hard work.

One or two look forward to a future when the larger societies will have left the building society world for that of banking and high finance. They believe that something of the closeness of the old days may then return. It is likely to, at least to the extent that the smaller societies may find it necessary to pool some of their resources in activities such as computing and advertising in order to compete in a lively retail finance market dominated by large organisations.

Nearer the top of the market, building societies have greater freedom to experiment with novelties. The Woolwich is "cold-starting" its own estate agency organisation. The Leeds Permanent has joined Visa, and is to issue a branded credit card. Nationwide Anglia operates a cheque book system for interest-bearing current accounts.

The treasuries of the major societies have also gained familiarity with the instruments of the wholesale money markets, from CDs to swaps, drawing closer to the world of international banking as they exploit sources of funding unknown to them a few years ago.

It may sound as if the larger societies are evolving into banks. But this is not a claim that any of them make, partly because they are conscious that, although banks have more prestige than building societies, they also have a much less favourable image with the public. Building societies are thought to be customer-friendly institutions. Retail banks, fairly or unfairly, are not.

Those societies that are moving towards incorporation as companies tend to favour a different model. The larger ones at least see themselves offering the public an assortment of sophisticated retail financial products, from mortgages to personal loans to insurance, and perhaps stockbroking and unit trusts.

"We won't become a bank. Marks & Spencer has a banking licence, but it isn't a bank," says the general manager of one large building society.

Smaller ones may not have the option to choose to be a bank or not, unless they grow through mergers; for they would have to receive the prior approval of the Bank of England before conversion - and the smaller societies would be unlikely to be given it. Mr Andrew Longhurst, chief executive of the Cheltenham &

Gloucester, sums up the dilemma of the smaller societies by saying that he regards incorporation as inevitable eventually, though he does not believe it is a route that can be followed by a society with less than a 10 per cent share of the market.

There may be other avenues, so far ignored. Societies might be allowed to merge with mutual insurance companies, or a large building society might be permitted to buy a stake in one of the smaller banks. Perhaps British building societies, like Australian ones, will be allowed to issue some form of equity without being required to incorporate first. Two societies, the Nationwide Anglia and the Alliance & Leicester, have already issued subordinated debt, at the very first moment it became legally possible to do so.

Further changes in the legislative framework of the industry will probably have to wait until it becomes clearer how far societies can progress within the newly established set of rules.

Technology has changed the scene almost as much as the new legislation. Indeed, without computerisation, it is doubtful whether the societies could have accomplished the dramatic transformation of their operations that many have achieved in the 1980s. The price of computerisation is high. Several societies report that they are spending around 25 per cent of their capital budgets on recurrent computer related expenses.

New management skills are more elusive, but it is probably fair to say that, 10 years ago, a typical senior executive had been with his society most of his working life and knew little of the corporate world outside. Today, senior building society executives have often had varied careers before joining their present employer, and have a correspondingly up-to-date grasp of management and strategy.

Under their leadership, the larger building societies should not have too much difficulty making the most of opportunities in the post-Crash savings and mortgage markets.

But the longer-term strategic decisions, many of which will probably have to be made this year, involve entering uncharted territory where survival for a financial institution is more uncertain. Risk should mean higher rewards for the successful long-term strategists, and perhaps the gradual elimination of weaker players.

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BUILDING SOCIETIES 2

Societies are now free to shed the mutual status inherited from their 19th century founders

How the Budget could assist evolution

JANUARY 22 this year may go down as one of the landmarks in building society history. It was the day when the Halifax, Britain's biggest, announced that it had appointed the merchant banker N.M. Rothschild to study its future options, including possible conversion into a public company.

The Halifax is adamant that, at this stage, it is only reviewing its options, and that conversion is just one of them. Nonetheless there is a strong inference that the days of mutual status, at least as it has been known up till now, are numbered.

Since the beginning of this year, building societies have had the power to shed their mutual status and become companies if they chose to do so. A year or two ago this option was virtually a taboo. Many building societies were firmly attached to the mutual status that they inherited from their 19th century founders. Words like "member" and "surplus" were used, rather than "customer" and "profit".

All that is now changing. The larger societies have evolved into giant financial bodies with little or no real control by members. Some of their financial practices are already a departure from 19th century mutualism - the use of wholesale funds raised on the money markets, for instance, rather than

reliance on members' savings. Mutual status shelters the smaller building societies from the risks of a takeover or the consequences of serious commercial mistakes.

Building societies are regulated not by company law, but by the 1986 Building Societies Act which places firm restrictions on what they can do. The Building Societies Commission regulates the day-to-day working of the societies, sets further limits on the activities of some of the smaller ones, and occasionally steps in when it thinks things are going seriously wrong.

Hence, although the limits of what is permissible for them have been steadily widening in the 1980s, building societies cannot do many of the things that are done by the banks or limited companies with which they are competing.

Even though the review of their powers under Schedule 8 of the 1986 Act was announced on January 26, societies cannot lead unsecured personal loans of more than £10,000; they cannot buy a majority stake in an insurance company; they cannot offer financial services to corporate bodies.

A further disincentive to staying mutual is that societies are much more dependent for profit on low management expenses than companies are. As a result, building society

executives tend to be paid less than their counterparts in banks. This isn't simply disagreeable. It also makes it harder for them to recruit personnel of the right calibre when diversifying.

The main restriction imposed by mutuality, however, is that building societies cannot finance themselves through the issue of equity shares and so

Although the limits are widening, societies cannot do many of the things done by banks and companies with which they compete

have additional funding to grow and diversify. Relaxation of the 1986 Act, to allow societies to tap more wholesale funding and to raise subordinated debt of up to 50 per cent of their reserves, is probably only postponing the day when the larger societies feel the need to fund themselves by issuing equity shares.

This constraint affects large diversifying societies, rather than small ones sticking to traditional mainstream business. The pinch may be greatest for the second tier of societies, those with assets of between £4bn and £10 bn, already being sucked into the competition for diversified financial services in the high street, but lacking the

huge asset-base of the Halifax or the Abbey National.

So why not go public? So far the most that the major societies will say is that they are studying the matter, though many observers believe that the slide towards incorporation is irreversible. They would agree with Mr John Bayliss, general manager of the Abbey National, that the societies do not yet

1 per cent stamp duty on all its assets and those of its subsidiaries. This situation can only be remedied by the Chancellor, and the societies and their advisers will be scanning this month's Budget to see whether the obstacle, which was not faced by any state industries when they went public, is removed.

Then there is the need to seek the approval of a majority vote of 20 per cent of members at an AGM. It used to be said that this was an insuperable hurdle. The large societies would face a vast ballot, with at least 1.5m voters in the case of the Halifax, for example. But most now seem to believe that they probably will be able to do it, even if voters have to be given some sort of "sweetener" to approve the change.

The practicalities would be cumbersome, and it might take up to two years before a building society could complete them and become a company. Timing would be all-important. No one knows how many floatations the market can stand, but it is unlikely to be more than three or four, at least during the first phase.

issue of between £1,500m and £2,000m of equity.

Latecomers might find the markets had already been exhausted, or that things had already gone wrong in an earlier floatation. They might then be left in a more exposed position than if they had soldered on with mutuality.

Most of the likely candidates for conversion are staying coy about their intentions in what could easily develop, once the tax obstacles are removed, into a war of words. Even those second-tier societies that say that they see no immediate need to shed mutuality are assumed by others to be biding their time, perhaps in the expectation that, once the first wave of conversions is over, building society floatations may become quite normal periodic events.

Some may study other options, including mergers with other building societies, to beef up their market share. Mergers would have to be got out of the way before a floatation, because, after it, the new entity would be protected from take-over for five years.

After that, of course, like any other public company, they could be vulnerable to an unfriendly takeover - another consideration which is making some societies hesitate before announcing that they will take the plunge.

David Barchard

Mergers

Top marriages usually fail

BRITAIN'S BUILDING society movement is shrinking and expanding at the same time. There are fewer societies each year, but the volume of business they do is growing.

In 1980 there were 273 building societies, compared with two hundred twenty years earlier. By the end of 1987, there were 137, of which 119 belonged to the Building Societies Association.

The unwieldy nature of the building society world - with giants like the Halifax and the Abbey National at one end, and assets of around £31bn and £27bn respectively, and one-branch operations with assets of a few hundred thousand pounds at the other - makes supervision and regulation unnecessarily cumbersome.

Until 1983 and the end of the cartel, it did not really matter. Building societies had a rate structure and offered identical products. Now that they are evolving in different ways, keeping track of them gets ever harder.

The volume of savings deposits held by the societies rose to £115.7bn from £49.6bn, between 1980 and 1987. In the same period the number of shareholders rose from 30.6m to 40.5m, depositors from 915,000 to 2.8m, and branches from 6,684 to around 7,000.

The building society movement is clearly not withering away. But a pattern of concentration is clear. As societies grow larger, they tend to evolve into financial corporations, unlike anything dreamed of by their founders in the last century.

Many people wonder openly how long mutualism will be able to survive. The concentration is happening because of changes in two parts of the market.

First, small one-branch operations, the mainstay of the 19th century mutual movement, now find it increasingly hard to stay afloat. They tend to be silently mopped up by their regional neighbours, either because an entrepreneurial chief executive has retired or because the Building Societies Commission has quietly stepped in and forced the merger, telling a healthy society to absorb a sickly smaller neighbour. This sort of operation is easy, because it usually requires only a vote by the smaller of the two societies, which may well have lost the desire for independent existence.

Not so the mergers or unions of the larger societies. These bristle with problems, usually prove debilitating for years, and not infrequently break down at the last minute. At the upper end of the market, the list of mergers that have not taken place in recent years is far longer than that of the ones that have. The Nationwide-Woolwich merger, the Yorkshire and Bradford and Bingley merger, the Leeds Permanent and Leeds and Holbeck merger, these are just a few of the marriages that have broken down at the altar.

Unsurprisingly, mergers are among the chief preoccupations of an industry increasingly concerned with economies of scale, profitability, rationalisation and larger market shares. If they were easier, they would enable middling size societies to get together and form entities as large and aggressive - and as sure of their future - as the Halifax or the Abbey National.

The trouble is that all mergers are distasteful to one side or the other. Building societies, as befits entities that have grown up in a deliberately protected institutional environ-

ment, are better placed than companies to translate distaste into intransigence. A merger of two large societies will require the consent of 75 per cent of members attending meetings of both, and the approval of the staff of the two organisations, especially their boards and their chief executives.

The difficulty of getting members' approval can be exaggerated. You could hold our AGM in a telephone box, says one building society's general manager. "And I suspect that is true of many others."

Winning the acquiescence of staff and management, on the other hand, can be harder. There tends to be little open discussion of the market pressures forcing the weaker of the two societies to seek a merger. Since most building societies are at the upper end of the market they are making a fair profit, the cogency of the case for a merger may not be fully appreciated by all those involved.

Unlike a company, however, staff investors are willing to make their wishes felt in a building society merger. Staff wishes on both sides have to be respected in a way that they do not in a company merger, because involuntary redundancies are out of the question. All this translates into repeated mentions of the "different management cultures" of the two societies.

The biggest hurdle, and one which is frequently not surmounted, is what to do about the men at the top. Traditionally the most successful mergers are those which take place when a chief executive of a building society bows out on retirement, thus relieving everyone of the dilemma of finding a future role for him.

"I may regard a particular building society chief executive as an outstandingly able and imaginative man," says Tim Millville Ross, chief executive of the Nationwide Anglia. "But the problem is that he is a 'chief executive', and if our societies were to merge there is no other job he could do."

Duplication in other areas can be a problem, too. Nowadays it may be possible to convert unneeded branches into estate agencies or insurance offices. Secondly, the personal systems can be a bigger problem. Despite this, it is hard to think of a building society that is not the result of a merger. Even the Halifax and the Abbey National, are the products of mergers, one in the 1920s, the other during the second world war.

Awareness of the possibility of mergers pervades the industry. "You don't let hostility or personal competition go too far," says the general manager of one northern building society, "because you know that there is always the chance that merger will be needed some day."

Successful mergers, like that of the Alliance and Leicester in 1987, or of the Nationwide with the Anglia, are rarer however than the failures.

The Woolwich and Nationwide merger would have produced a society almost equal in size to the Halifax, and a certain sense of missed opportunity hangs over discussion of it. This and other similar near-misses were almost certainly the result of revolt by senior management against the impending union. Now the Woolwich hopes that its merger with the much smaller Gateway will take it up in the market once more.

David Barchard

Not long ago this ad would have been impossible.



Whether you have an ambition, a pipedream, a trip you've always wanted to make, or need a car to get to work, Multiloan Plus - for Woolwich borrowers - and Multiloan are ways to get the money to do whatever you want.



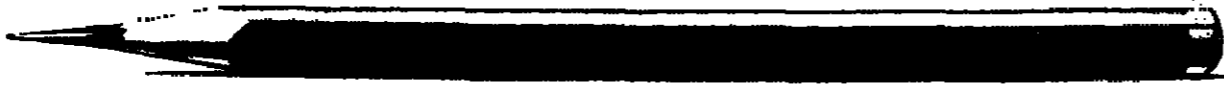
In August we formed Woolwich Property Services. It's there to make the whole process of finding and buying a house simpler and happier. We're building our own estate agency operation, not simply buying an existing group. That way we can be certain that like us, Woolwich Property Services will try to make the impossible possible.



Everyone needs insurance. But it's not always easy to find the right policies. That's why we have trained staff to give advice on a range of insurance products. If you have a Woolwich mortgage we can also offer you comprehensive buildings and contents insurance with our own Homewise policy. It stops you being faced with huge yearly payments by allowing you to pay the premiums monthly with your mortgage payments.



Money used to be a problem to manage if you wanted to avoid charges. Paying bills, keeping track of expenditure, just drawing it out at a time that suits you. A Cashbase Card offers you a free standing order facility and bill payments at the touch of a button. It also earns you a tidy sum in interest at the same time.



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ANYTHING'S POSSIBLE WITH THE WOOLWICH

Credit cards & personal loans

Leeds picks a plastic pitch

LAST MONTH the Leeds Permanent became the first building society to apply to become a member of Visa. Building societies have been late getting into the credit card market, deterred by the original terms of the 1986 Building Societies Act.

That was put right by an order before parliament in December, which allowed them to become members of credit card networks such as Visa.

At the beginning of 1987, the Leeds had gone into the personal loans market. Personal loans are market in which all major building societies have shown interest. Unsecured loans earn lucrative rates of interest, on average about 10 per cent above the mortgage rate.

Most societies still prefer to tread carefully in the unsecured loans market, which is recognised to be relatively high risk business compared with their traditional mainstream mortgage-lending business, and most have sought the safe option of working with an agency.

building societies who find customers and charge a commission. Another option is to work with a joint venture partner, as the Leeds does.

The extent of building societies' involvement in the personal loans market is open to conjecture, as the Building Societies Association does not publish figures for it. There are serious constraints. Unsecured lending of all types, class three lending, must be limited to 5 per cent of a society's total lending, and an individual cannot borrow more than £5,000.

As a result of the Schedule 8 Review, these figures will rise by stages to 10 per cent by 1993 and to £10,000. That figure is suitable for customers who want to buy a boat or pay for a holiday or their children's school fees. But it will not cover a bridging loan, as Mr John Bayliss, Chief Executive of the Abbey National observes.

Loans run for between six and 60 months, in amounts varying between £500 and £5,000. A society like the Skip-ton, which uses Chartered Trust, can offer higher loans since it is not the lender and

Continued on next page

BUILDING SOCIETIES 3

David Barchard assesses the savings market

Taking the tide

THANKS TO the stock market crash, funds from small investors have begun to flow back to the building societies after several very lean years.

November and December, normally months when savings are down because of the Christmas shopping spree, were excellent for the societies with net receipts at £1,126m and £1,069m. One or two say openly that they are suffering from excess liquidity.

This is a complete turn around from early last year, when funds seemed to be steadily ebbing away to other investments, particularly equity and unit trusts.

Receipts from the retail sector for the societies had declined every year since 1984. By the end of 1987, however, building societies had received £1.7bn from retail investors, 25 per cent up on 1986.

It is a welcome respite, during which they can take advantage of investment, such as unit trusts and equity, can be expected to make a permanent appeal to savers who are growing more sophisticated.

If a bull market returns, the building societies could quickly find themselves squeezed as badly as they were in the first half of last year. Some also believe the "savings culture" itself may be changing, with personal loans and other forms of borrowing eroding the savings habit.

Taking the most obvious option and paying higher rates to savers than their competitors do is one way to go. Building societies in the past have been able to compete more aggressively for new funds, because of their "captive balances" of low cost ordinary shares. However, the proportion of low cost share accounts is falling steadily. Ten years ago, it was around 90 per cent of the balances of many societies. Today it is probably under 20 per cent.

Large societies currently offer savers around 4 per cent on share accounts. This rises to around 6 to 6.5 per cent on high interest access accounts, and around 7.25 per cent for the best 90-day accounts. These rates are fractionally above those of the clearing banks. Smaller societies sometimes offer very much higher rates, climbing towards 10 per cent on 90-day deposits.

Such variety has been made possible by deregulation. Until October 1983, rates were fixed by the Building Societies Association. This role ended in April 1986, with the dropping of recommended rates.

Competition on the retail side is only part of the story. The banks and the mortgage corporations rely largely on wholesale funding, to which building societies have restricted access, though it has been increased by the Schedule 8 Review

Net receipts 1987 (£m)

| | Building societies | Unit trusts |
|-----------|--------------------|-------------|
| January | 446 | 892 |
| February | 472 | 320 |
| March | 547 | 635 |
| April | 727 | 40 |
| May | 821 | 403 |
| June | 556 | 791 |
| July | 507 | 734 |
| August | 667 | 820 |
| September | 197 | 1,158 |
| October | 612 | 247 |
| November | 1,126 | -13 |
| December | 1,069 | 156 |

Source: BSA, UTA

announced in January.

This gives societies an interest in seeing that their retail costs are as close to wholesale ones as possible, or - very occasionally - even lower.

When the banks' base rate went up on January 21, the societies felt able to keep their lending rates down, because of the inflow of savings since October. If deposits now start to flow away strongly towards the banks' deposit accounts, the societies might have to adjust their saving rates upwards.

The societies tend to assume that this will not happen, in the short run at least, because the real squeeze on them over the last few years came less from the banks than from the Government's privatisation operations. In this respect, things look brighter in 1988 because, apart from the final tranche of British Gas shares, no more major privatisations loom. Unit trust sales, too, have slackened.

This has posed problems for societies that had started their own equity schemes to take advantage of the stock market boom. The Skipton, for example, launched a unit trust scheme just two months before the crash, and says it has not had any complaints. The Bradford & Bingley says its equity scheme continues on the market but has been largely inactive since October.

Even so, many societies remain interested in offering stock market investment services, and the Schedule 8 Review allows them to buy a stake in a stockbroker. Though market-making activities are still banned, building societies can now engage in portfolio management and nominee activity for individuals.

Richard Hatt, assistant general manager of the Cheltenham & Gloucester says his society wants to have stock market opinions available, so that investors can switch from traditional accounts into stocks and shares if a bull market gets under way.

This is not a route all societies are willing to take. Apart from the now obvious risks of equity investment and unit trusts, stock market operations require societies to spend money in an area a long way from their mainstream business and where many of them lack expertise. So they are going to have to woo customers to keep their funds with them by offering ever more services, and hope they can establish long-term relationships that

will lead to cross-selling of contractual savings services such as pensions and insurance.

Here, again, however, societies run up against the need to spend money on developing competitive pensions and insurance services, and to make strategic and often costly decisions about whether to become independent intermediaries or tied brokers.

"The danger," says Tim Melville Ross, chief executive of the Nationwide Anglia, "is that there will be interlocking war between the societies, and that they will allow the cost of savings to be hidden up to an unacceptably level."

Most customers have now been encouraged to expect banking-style services with their deposits, including ATMs, cheque books, direct debit, and other facilities. The cost of these operations is giving large societies as well as small ones pause for thought, and most have been unwilling to follow Abbey National and Nationwide Anglia very far. Instead, most have offered preferential rates to customers with balances over a certain value.

This suits some smaller societies with well-established niches at the upper end of the market, where wealthy customers expect nothing more than a relatively high return for their money. The more broadly based societies, however, have approached a point where they will never again rely exclusively on retail funding, and treasury operations in the wholesale market are growing steadily more important to them.

BRITAIN'S MORTGAGE market used to be a sedate preserve, where a single product was on offer to established customers. Competition has brought a heady proliferation both of types of on offer and of the institutions offering them.

This year has even seen the first "winter sale" of mortgages, with the Bristol & West announcing that it would cut its rates by ¼ per cent on all new mortgages taken out for a month.

Meanwhile, the Woolwich had announced its first mortgage aimed at upper income groups. If you are borrowing more than £60,000 on an endowment or pension-linked mortgage and are putting in at least 25 per cent of the building's value in equity, you are entitled to Premier Mortgage, bearing interest of 9.95 per cent, compared with Woolwich's standard rate of 10.2 per cent.

Standardisation has gone as societies and the other institutions, such as banks and mortgage companies, woo different segments of the market. Through a sudden increase in liquidity, caused by the unforeseen inflow of savings since the stock market crash, is given as the reason for the "winter sale", societies have to face a future in which they will never again have the mortgage market to themselves.

Their immediate concern is to regain market share via a vis the other institutions. In the short term, the post-crash scene offers a reasonable prospect of achieving this. For 1987 was a thoroughly bad year for the societies as far as the mortgage market was concerned. In 1986 business had been buoyant and they issued £19.0bn - £5.7bn more than in 1985 - even though their market share slipped from 77 per cent to 71 per cent.

In 1987, the market grew by 11 per cent to £29bn, but the growth went mostly to the new

The mortgage market

Why the rich matter

players in the market. Though the societies issued more than £25bn of mortgages, their lending was 3 per cent down on 1986.

Worse still, the year saw their share of their traditional business dipping to 46 per cent per cent in the third quarter. Though this is not the first time that their share of lending has dropped (there were fluctuations in the 1970s) and the signs are that their market share increased during the final quarter, bringing it to 54 per cent for the year as a whole, it was still unnerving.

Big societies, led by the Halifax, tried to take their rates down even before the crash had created a favourable funding environment. For several months, the societies had to live with uncomfortably narrow margins between their average cost of funds and their mortgage rates. This was grist to the mill of those who predicted that building societies would not be able to survive the pressures of competition for long.

Advantage seemed to have passed to institutions like banks and the mortgage lending companies, which relied on wholesale funds at costs well below the retail funds on which the societies mainly had to rely.

Hence the provision of the 1986 Act, limiting the proportion of their funds that societies could raise from wholesale sources to 20 per cent, was bitterly resented, even though most societies seem to have been some way below it. Wholesale funding currently accounts

Shares of net new lending (%)

| | Building societies | Banks | Local authorities | Other |
|---------|--------------------|-------|-------------------|-------|
| 1977 | 96.2 | 2.8 | 0.8 | 0.2 |
| 78 | 83.8 | 5.0 | 0.1 | 1.0 |
| 79 | 80.9 | 9.0 | 0.5 | 3.5 |
| 80 | 77.6 | 6.8 | 10.8 | 4.8 |
| 81 | 66.7 | 23.9 | 6.8 | 2.8 |
| 82 | 57.6 | 35.9 | 6.4 | 0.1 |
| 83 | 75.2 | 24.4 | -2.0 | 2.4 |
| 84 | 65.3 | 12.0 | -1.4 | 4.1 |
| 85 | 76.8 | 22.2 | -2.3 | 3.3 |
| 86 | 72.7 | 18.1 | -1.7 | 10.9 |
| 1987 01 | 85.6 | 22.4 | -1.9 | 13.9 |
| 02 | 53.3 | 34.3 | -1.2 | 13.6 |
| 03 | 48.3 | 38.5 | -1.3 | 16.5 |

Source: CSD Financial Statistics

for about 11 per cent of the Halifax's funding, for instance.

Early this year, the review of Schedule 8 allowed societies to raise up to 40 per cent of their funds from retail sources. By then, however, conditions had changed, and many societies now hope that, with wholesale costs rising faster than retail ones, life should get tougher for their new competitors and easier for them.

Opinions differ over whether the average cost of wholesale funding has actually overtaken that of retail sources. The entry of the societies into the wholesale market is one of the forces driving up prices, as Terry Carroll, of the National & Provincial, points out.

The cost of wholesale funds is edging upwards because of the relative surplus of issues by the building societies and higher base rates," he says. "The market was quite saturated before the 40 per cent new limit was announced. Mortgage rates are becoming more competitive as the retail funds flow has surged since the crash. In this new situation the mortgage corporations don't have the branch structure and other things needed to diversify in the way building societies can."

Still, the societies are only too aware that new players - usually foreign banks - are continuing to appear in the markets. There is therefore increasing discussion of new types of mortgage products.

"I think we can expect to see a whole new range of products coming out," says the chief executive of the Nationwide Anglia, Mr Tim Melville Ross. "I think we shall see Libor-linked, fixed rate, equity linked mort-

gages appearing on the market. As in the US, British customers will start to look for a more diverse range of products, tailor-made to specific needs."

Such ideas go well with the increased interest in market niches and segmentation among the larger societies of the second rank. Among smaller societies, the Skipton actually managed to increase the volume of new mortgages last year, chiefly because of its appeal to up-market buyers.

For the largest societies, however, the idea of pursuing high quality buyers with cheaper mortgages is more sensitive. "Competing with the mortgage corporations would force up the mortgage base rate," says Mr David Gilchrist, at the Halifax. "Charging 9.9 per cent to high quality buyers might mean charging others 11.25 per cent. It would be socially and politically unpopular." He believes, however, that the single mortgage rate is on the way out.

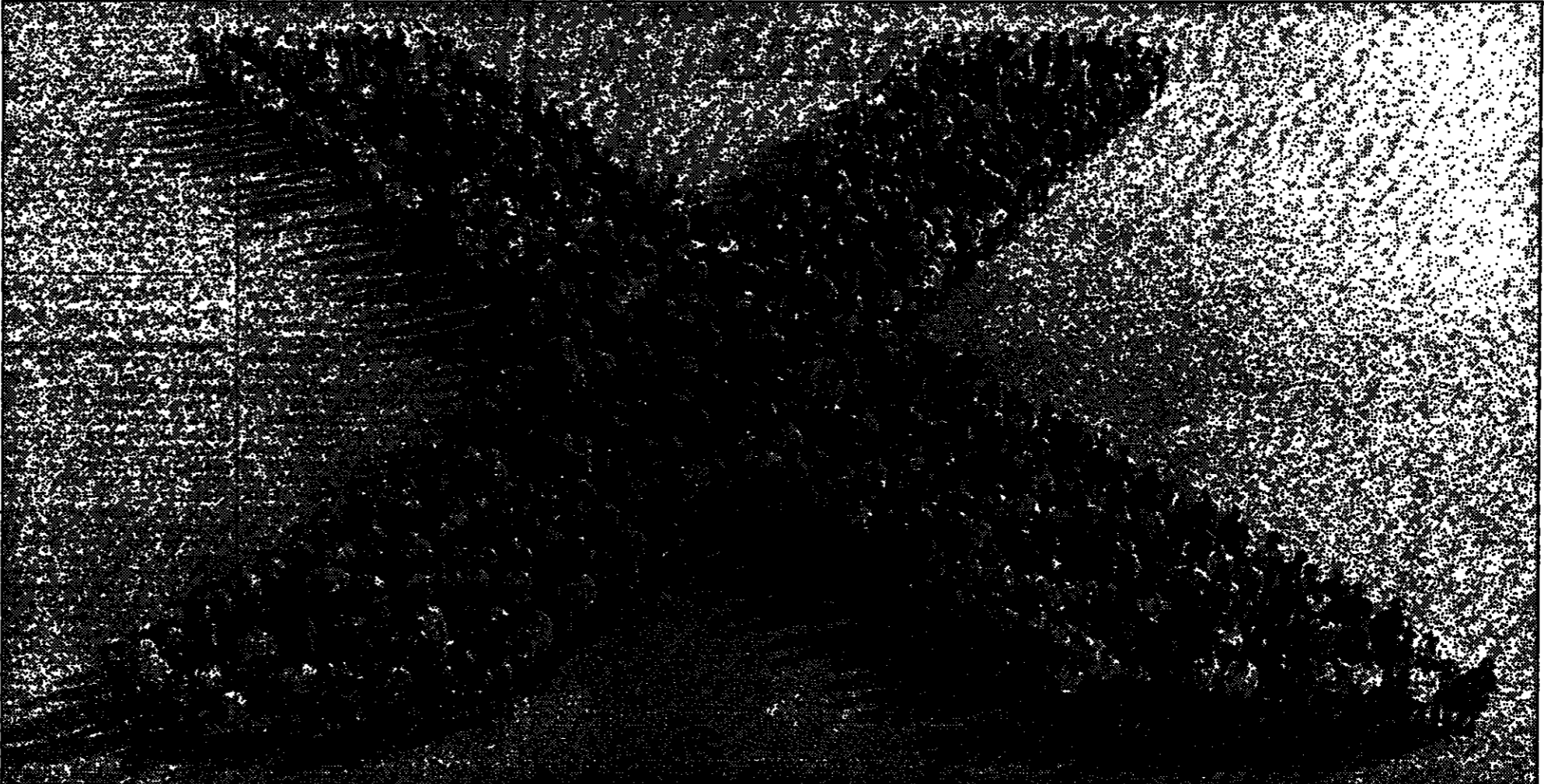
Preferential rates for richer borrowers may be unpopular, but they are probably the only way that the building societies can claw back the better mortgages which are at present being creamed off by the mortgage corporations and the banks, and forcing them to concentrate on risky business at the lower end of the market.

Higher mortgages mean lower costs, for it is cheaper to process one £60,000 mortgage than six £10,000 mortgages. At present, the average advance by a building society is about £30,000, while that of some of the new lenders is over £50,000.

The search for the lucrative upper end of the market is likely to lead societies farther away from the principles of their founders in the mutual movement. This year, however, they will probably be satisfied if they can pick up a steady market share of 60 per cent.

David Barchard

Which building society gives Xtra help to 12 million people?



Personal loans

From previous page merely charges a commission on lending to its customers by Chartered Trust.

Despite the Commission's caution in spelling out the limits to building society involvement in the personal loans market, most societies seem to feel that their business is relatively risk-free, because of their use of modern credit scoring systems. Most rely on these and on credit reference agencies more than they do on the traditional interview with a branch manager.

Annualised percentage rates (APRs) vary between 16 per cent for secured loans, and 18 to 23 per cent for unsecured ones. This can still make them cheaper than credit cards. The Leeds will offer an APR 2 per cent below its APR of 23.9 per cent for customers with houses who have been 12 months with the society and who borrow more than £1,500. It also offers optional insurance protection against sickness, accident, sudden death and unemployment, the four most common causes of default.

Meanwhile, the Leeds sees its Visa card as an attempt to diversify into fields reserved until now for the clearing banks. Its choice of Visa, rather than Access, raised some eyebrows, since its chief executive, Mr Mike Blackburn, came from Access.

What tipped the scales in Visa's first, the greater ease with which it can bear the brandmark of its issuer (60 per cent of the Access card is taken up with the Access logo); and second, the club nature of the Visa organisation. The Joint Credit Card Company (JCCC), which operates Access, is a limited company, with shareholders that have to be reassigned when a new member joins. Visa's international acceptability, less complicated than the Mastercard/Eurocard network may also have played a role.

One snag is that Visa already has a network of 9.5m cardholders. Leeds hopes it will be able to find customers who are not already cardholders, though it

also hopes that some of its savers will consider switching from Barclaycard. However, though its APR may be somewhat lower than Barclaycard's, it believes the market is not very sensitive to minor differences of interest rate.

The inescapable impression is that Leeds hopes its Visa card will bring it some perceived parity with the clearing banks and credit card organisations. It expects that, towards the end of the year, it will be followed by other societies, again mostly following the Visa route rather than Access.

Applications have to be made first to the Visa Organisation, which has stipulated that they must have secured the endorsement of their annual general meetings. Then the approval of the Building Societies Commission must be obtained. The reason for AGMs gets under way at the end of April, so it looks as if the Leeds Permanent will not be quickly rivalled by another society.

Most of the major societies have used cards to bring customers to draw money from ATMs (automated teller machines) for some years. They have been slower to move down the credit card path, suspecting that it is already close to saturation. Customers are unlikely to want a building society's Visa card if they already have one issued by someone else, the argument runs.

Against this, credit cards offer the chance to diversify into related services, such as debit cards and travellers' cheques. The societies are eyeing the debit card with great interest. Though some, notably the Abbey and Nationwide, have urged customers to take out cheque books and encouraged paper-based transmission, others, such as the Halifax, are reluctant in what they suspect will be an expensive and unrewarding activity.

A combination of credit and debit cards will eventually, they hope, enable them to sidestep the need to issue expensive paper-based transmission systems.

David Barchard

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BUILDING SOCIETIES 4

Societies can derive much more than the sale of houses from estate agency

The golden key to other services

THE LINK was hardly dry on the 1986 Building Societies Act before the three biggest societies had begun to buy up estate agencies.

Between them, the Halifax, Abbey National and Nationwide Anglia now control nearly 800 branches, and intend to acquire more than twice this total in the next few years.

Half of the top 20 societies now have estate agency networks of varying sizes; and regional societies, including the Norwich & Peterborough, and the Cardiff-based Principality have also followed suit.

Part of the attraction of estate agencies for profit-hungry building societies is the money to be made from selling houses - a market currently estimated at £1.3bn a year, and set to grow as house prices continue to rise. (Estimates for 1988 range from 12 per cent to 16 per cent for the country as a whole.)

But much more important, from the building societies' point of view, is the estate agent's role as the "golden key" to property-related financial services. Current marketing

wisdom perceives the estate agency branch as the house-buyer's first port of call, and therefore as the point where buyers are most susceptible to being sold a whole range of products and services. Life policies for endowments, mortgage protection policies, buildings and contents cover, and so on.

The Abbey National recently introduced two innovations with its "anti-gazumping" policy and a home repairs and maintenance package. But there is no reason why estate agencies should not be the conduits for the societies' other ventures into general insurance - private health, for example, or motor, or legal expenses cover.

Estate agencies owned by the Halifax and Nationwide Anglia will be independent intermediaries under the Financial Services Act, offering "best advice" and a full range of life assurance products. Abbey National agents, like their parent, will be company representatives of Friends' Provident.

Most societies in the estate agency field have built up networks by outright acquisition, and it has not been cheap. Com-

petition among the financial giants for the best firms of agents quickly pushed up prices: many a country mansion has been bought by former senior partners who sold to the highest bidder.

Reluctance to pay over the odds, plus a conviction that they could do the job better themselves, has prompted some societies to set up agencies from scratch. The Yorkshire, for example, opted for this route following market research which showed that potential customers were dissatisfied with estate agents' services and would more readily approach a building society.

The Woolwich and Norwich & Peterborough both decided that do-it-yourself was more cost-effective: the Norwich & Peterborough expected to spend £100,000 on fitting out two branches (not including staff costs).

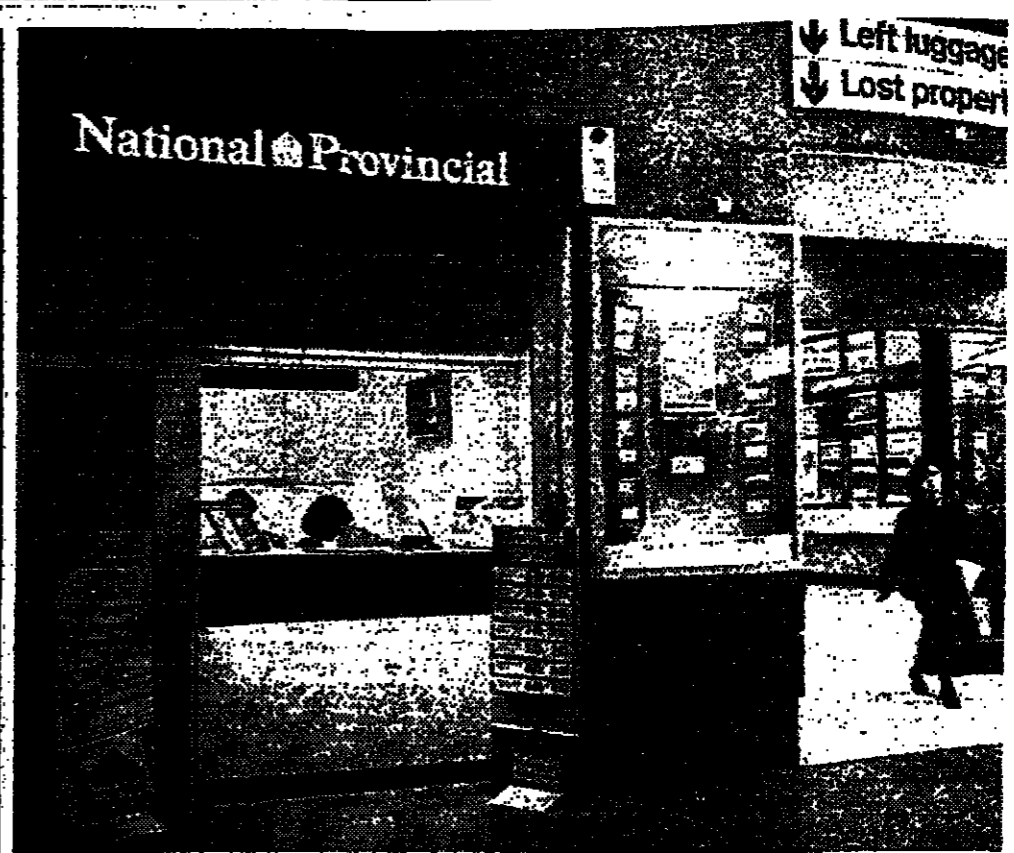
The Abbey National has built up a "core" of wholly owned agencies, but intends to recruit up to 800 independent agents as franchisees using the "Cornerstone" trade name. Announ-

cing the plans, chief executive Peter Birch said one buyer was rumoured to have paid £16m for a firm with assets of £600,000 - prices like that made franchising a much more cost-effective route.

Apart from making money out of estate agency, building societies have also expressed their intention to improve the public perception of estate agents by improving service and training of staff, returning and generally imbuing estate agencies with some building society clout.

So far, however, none of the societies with national chains has attempted to bring commission levels, which vary widely across the country, into line. But as more and more agencies are acquired and competition in the mortgage and insurance markets heats up, a "commission war" may yet be the result. That will be to the customer's benefit, but will make some societies' investment look even more costly.

Christine Whelan
Family Wealth



What is believed to be the first building society branch on a railway station opened at Leeds fortnightly, in the month of the stock market crash, as investors returned to the societies

Stockbroking and pensions

Making haste slowly

THE 1986 Building Societies Act opened the way for societies to offer equity-type investments to customers.

Schedule 8 of the Act, now under discussion, will, when implemented, greatly extend the areas in which societies can operate - effectively enabling them to compete with other financial institutions.

Currently, they can offer a simple buy/sell equity service, REEs and broke any form of life assurance and unit trust products.

The Cheltenham & Gloucester has been active in developing a share dealing service in conjunction with stockbroker and market maker Barclays de Zoete Wedd (BZW). The walk-in service is at the pilot stage through 10 branches, though the intention is to have it operating in all 600-odd branches by April.

About eight societies offer Personal Equity Plans to customers, but most rely on marketing the PEPs managed by other financial institutions. The Bradford & Bingley is one which has its own brand PEP, though it is managed outside. Abbey National, the first society in this field, has temporarily withdrawn its PEP in expectation of changes in the Budget.

The Government review of Schedule 8 of the Act will result in widespread radical changes to the societies' activities.

Societies will be able to give a full equity advice and dealing stockbroking service. They will also be able to offer portfolio management services and tax and financial planning services to customers.

They will be able to own life assurance and unit trust companies, a move that could have severe implications for those life companies that rely heavily on building societies for much of their business.

However, they will not be allowed to become market makers.

Under the terms of this Act, life companies lose their virtual monopoly in the field of individual pensions. Now banks, units trusts and building societies will be able to market the new-style personal pensions when they become available from July 1.

The purpose of this change was to give employees and the self-employed wider choice in their pension arrangements. However, the societies are not falling over themselves to offer this choice to individuals, even though all surveys show that building societies stand high in the esteem of the public.

The major societies claim to be interested in this field, but are hamstrung by the polarisation requirements of the financial services legislation. If they market their own-brand equity style personal pension, they cannot market any other life, pensions or unit trust products.

The societies can sell their own deposit-based personal pension, since this is not classified as an investment. But the general consensus is that individuals should not put all their pension contributions into a deposit based investment. And experience of societies with additional voluntary contribution (AVC) schemes shows that margins are extremely thin in a very competitive field.

It is that this new market has come at a time when they are fully occupied dealing with the wider powers of their own Act. Pensions need expert investment, their own brand of marketing and their own style of expert administration - both of which take time to develop.

The Building Societies Association has set up a scheme for members whereby they can consult R. Watson & Son, the UK's largest firm of consulting actuaries, on personal pensions. However, certain societies, such as the Alliance & Leicester, are consulting R. Watson on an individual basis. These are looking very closely at the personal pensions market.

This could be a year or two before even the major societies are offering their own personal pension plan, tied with their other developments in the "equity field."

It could be a year or two before even the major societies are offering their own personal pension plan, tied with their other developments in the "equity field."

No one yet has any idea how the personal pensions market will develop or how profitable it will be. Until they have, societies will act as intermediaries, selling life company personal pension plans to customers, with perhaps a development of a mixed equity/deposit plan with the society providing the deposit part of the package.

The problem for building soci-

Eric Short

Money transmission

Cashless shopping delayed

BRITAIN'S BUILDING societies were quick to follow the clearing banks down the automated teller machine (ATM) trail. The Halifax alone now has 700 operational machines.

Link, a consortium of building societies and other financial services companies, shares 983 across the country, while the UK's other ATM-sharing consortium, Matrix, has 617 installed.

ATMs are a first step to a whole range of electronic financial services based on on-line transaction processing computer systems, so it is not surprising that the societies want to play a full part in electronic funds transfer at the point of sale (eftpos) or "cashless shopping".

In simplest terms, a plastic, magnetically striped bank card substitutes for cash or cheques in an eftpos system. Swiped through a card reader at the cash till and validated by means of a four-figure personal

identification number (PIN), it initiates a series of electronic messages between the retailer, the card issuer's computer centre and the retailer's bank. This results in the transaction's being approved, the customer's account debited, and the retailer's account credited, all in a twinkling.

There are, broadly speaking, advantages to banks in massively reduced paperwork; to retailers in secure payments; and to customers in convenience. Yet eftpos has been slow to take off, first because of quibbles over who should pay the considerable cost of the equipment, more recently because of the growth of credit-based services.

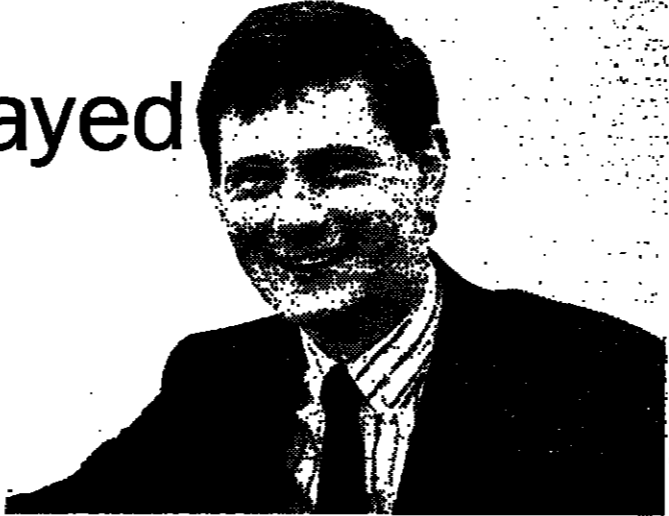
A national system now in preparation, under the auspices of Eftpos UK, an organisation jointly sponsored by major financial institutions in the UK, is not likely to begin its inaugural service until early next year.

The Halifax, the Abbey National and the Nationwide Anglia have been accepted as members of Eftpos UK under rules defined by the Association of Payments and Clearing Services (APACS), and are taking part in the inaugural service.

The Matrix organisation, which includes Bradford & Bingley, Leeds Permanent and the Woolwich, has applied to join APACS but been turned down under an interpretation of the rules relating to group membership, a decision it finds a tiresome constraint.

"Eftpos is something that we very much want to be in on," says Mr Peter Morrill, projects manager for Electronic Funds Sharing, which operates the Matrix network. Now it is looking for a retailer with which it can mount a go-it-alone experiment.

The Link consortium, meanwhile, has followed the exam-



Peter Morrill: "we want to be in on eftpos"

ple of UK clearing banks and mounted its own eftpos trial to gain hands-on experience of cashless shopping. Last October it announced a development with British Petroleum, involving the use of Link cards as a substitute for cash, cheques and credit cards at 25 garages around the M25. Customers can use their cards to buy petrol and goods, or to draw cash.

Mr Rob Farbrother, chief executive of Funds Transfer Sharing, a major element in the Link consortium, believes it has learned several important lessons in the few months the eftpos service has been operational.

Link had to come to a new understanding of what makes retailers tick. "My God, there is a culture gap between bankers and retailers," he says, pointing out that he quickly came to the conclusion that retailers knew their customers and their sales patterns "down to the last half-inch of shelf space" and bankers did not.

There was a powerful need to provide a mechanism by which customers could draw cash through the eftpos system. "We have not got to cashless shopping yet."

Eftpos will not be bought; it has to be sold. Mr Farbrother said, meaning that both the retailer and the financial institution had to make an effort to promote the new facility and encourage people to use it.

High-quality leaflets explaining the system were available in the garages, and had been sent to their customers by Link members.

Staff in the garages had to have incentives to meet targets for the use of eftpos. This takes the form of special rewards such as free holidays or cash in hand. "There was a strong need for staff training to eliminate 'technofear', and to ensure they made the most of the system. Mr Farbrother says the staff are now undergoing a series of refresher courses."

Unlike the major credit card companies, which charge a commission of around 2 per cent on each transaction, the Link experiment charges retailers a fixed fee, "a few pence." Mr Farbrother says: "This is a tremendous incentive for a petrol station to promote our debit service rather than credit."

Retailers found their accounts were settled more rapidly through eftpos than credit card systems, says Mr Farbrother. In some cases it could be as soon as noon the day after the transaction.

The Link consortium has also established eftpos facilities in a couple of Sainsbury's stores, a development sponsored by National Girobank. It is now considering installing machines in stores to issue "scrips", vouchers which can be used to buy goods, any difference in value being returned as change.

Building societies at present do not issue credit cards (although some are talking to the credit card companies) but few doubt that is to come.

Financial services companies' concept of eftpos has changed radically over the past few years. It is now a fully formed, technically complex system, designed chiefly to save money to a broad payment mechanism encompassing debit and credit.

The national eftpos scheme plans an inaugural service of some 2,000 terminals in three cities by 1989. By the end of this year, Barclaycard and Access alone should have 20,000 shared terminals in place. National eftpos is expected to set the all-important transaction standards and provide central clearing facilities, but nobody, banks nor building societies, is waiting for it to set the pace.

Alan Cane

TEAMWORK MAKES WINNERS

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BUILDING SOCIETIES 5

Funding: UK societies aren't keen on the secondary "securitised" market, which is still in its infancy

No point in helping your competitors

IN JANUARY last year, the National Home Loans Corporation bundled together some 1,250 mortgages worth a total of £50m, repackaged them as bonds, and then sold them on to investors.

As the UK's first issue of sterling denominated mortgage-backed bonds, this was expected to usher in a new world of financial sophistication for building societies as well as their more recently established competitors. But not a single building society has followed the precedent.

The secondary so-called "securitised" market is still very much in its infancy. Since NHLC made its pioneering move, there have been 11 issues in total worth £1.3bn - less than 1 per cent of the mortgage market. In the US, by contrast, more than half the loans in a market worth several thousand billion dollars are securitised.

The difference is not simply attributable to the relative adventurousness of the US financier, but is a direct consequence of government regulations which require banking institutions to operate within state boundaries. Ingenious devices had to be invented to transfer capital assets from surplus states to those where demand for finance outstripped supply.

Such constraints do not, and never will, apply in the UK, where the secondary market has been driven by the requirements of the mortgage companies which have sprung up in recent years to take advantage of the deregulation of the home loans industry. Without access to the individual saver - the mainstay of the UK's 40 societies - the companies have been obliged to tap wholesale markets, and to explore methods of off-balance sheet financing.

NHLC's first issue furnished evidence that the technical difficulties of putting up a mortgage-backed security were not insurmountable. A three-tier insurance package provided investors with protection against discrepancies between the interest payable on the

mortgages and the rate payable on the bonds, thus securing a Triple-A rating from Standard & Poor's, the US rating agency.

Also, NHLC showed how the loans could be transferred from its balance sheet into a new company which issued the bonds and assumed legal ownership of the portfolio of endowment mortgages. NHLC retained administrative responsibility, and generated fees for doing so - but had freed up £50m of capital on the back of which further loans could be made.

At the time, it was thought that building societies would be eager to adopt similar techniques, to boost their own capital in advance of liberalisation under the 1986 Building Societies Act. By originating mortgages, and then selling them, societies could reduce their capital requirements by taking home loans off their balance sheets.

Furthermore, sharpened competition for savers' funds had pushed up the cost of retail finance to the extent that societies' requirement for funds from the wholesale market seemed likely, in many cases, to breach the 20 per cent ceiling then in force.

However, circumstances have changed. Societies are now allowed to finance up to 40 per cent of their lending needs from the wholesale markets - and subordinated debt now counts as primary capital. Subsequent to October's stock market crash, the cost of savers' cash has naturally diminished with the influx of monies from those disillusioned with equities: there is no longer a need to choose between cutting lending and selling territory to foreign banks.

These factors have tended to reinforce the societies' natural circumspection - after all, why

lend assistance to competitors by helping the secondary market to get off the ground?

Another problem is administrative: if it costs the Halifax £1m to circulate its borrowers whenever interest rates change, the cost of obtaining the borrower's consent for the sale of his mortgage would be exorbitant. And as such consent must be obtained, it is only a practical proposition to sell new mortgages.

Mr Mark Boleat, Director-General of the Building Societies Association, sees a need for off-balance sheet financing, but not for securitisation.

"Building societies are actively looking for ways of originating loans on to the balance sheets of other financial institutions," he says. "This lacks the political and journalistic appeal of securitisation, and yet serves exactly the same purpose - to get the debt off your balance sheet. It is far less costly."

Those societies most likely to avail themselves of this technique are the medium sized ones, of which the Skipton, with assets of around £1bn, is typical. Mr Terry Adams, its chief executive, confirms that his company is in the final stages of negotiating to sell loans on behalf of a consortium of foreign banks.

The banks will furnish the cash, while the Skipton drums up the business through its retail network - taking an introductory fee (4 per cent of the value of the mortgage) and charging for the administration of the loan subsequently. There is no need, Mr Adams contends, to parcel the loans off as well as the banks secure top quality assets, while the society secures an income stream without stretching its capital base.

The bigger building societies do not have a urgent need to gear up beyond the capacities of their balance sheets, and are unlikely to avail themselves of this type of financing. Especially since it would mean ceding territory to foreign banks.

In the US, more than half the loans are securitised

Technology

Ahead of the game in the back office

FINANCIAL INSTITUTIONS worldwide share similar challenges in implementing new technology, and Britain's building societies are no exception. Since 1986 the passing of the Building Societies Act, which significantly increased their freedom to tackle markets like estate agency and insurance, they have had to come to terms with new challenges and opportunities, which have placed a heavy burden on existing data processing systems - their "back office".

As Mr Bob Humphreys, assistant general manager of Leeds Permanent, puts it: "Technology is very important to us, especially in competition with the banks. The institution that will come out ahead will be the one that has the most cost effective and easily developed systems."

Ease of development is a critical issue in major computing systems. A back-office system for a major building society running on a mainframe computer will consist of thousands of lines of computer code. The systems that banks and building societies are using today were chiefly written in the 1970s, and frequently lack the ease of modification and alteration enjoyed by more recent software.

What all financial institutions agree is that their markets in the future will be characterised by increased volatility and competition. To stay ahead of the game, it will be necessary to develop and introduce new products, in the same way that, say, motor manufacturers are reducing their product cycles.

Companies with up-to-date data processing systems will be much better equipped for fast changes than those with systems embedded in the architectures of the past. That is why the Woolwich, for example, has spent a small fortune with Hogan, a US-based supplier of financial systems, to rebuild its systems from scratch - a process that has taken longer and caused more problems than expected.

Many think that the most critical task, for both banks and building societies, is to move from systems designed around account numbers to a design based around customer identity. "Customer information is certainly the flavour of the month" agrees Mr Howard Aitken, of the ATM-sharing Electronic Funds Transfer organisation.

The fact is that many build-

ing societies have no idea how many customers they have, although they know their total number of accounts. At a trivial but commonly experienced level, a customer with six accounts gets six invitations to the AGM.

It is all part of the argument that better marketing and selling is crucially dependent on the quality of customer information. At present, most institutions do not have the capability to display all the accounts held by any one of their customers, private or corporate, together with marketing information which could be used for cross-selling.

Indeed, Mr Humphreys, at the Leeds Permanent, believes his is the first UK society to launch an on-line customer information service which essentially answers this requirement. It enables, the society says, cashiers to get a complete up-to-date picture of a customer's account from a single screen enquiry at the counter.

Many societies have no idea how many customers they have

It helps in cross-selling and in giving financial advice and guidance.

It seems likely that societies will move quickly towards advanced data processing techniques, such as fourth generation language, programs which write programs, as they bring their vital systems up to date.

A second major trend is the move to put more computer intelligence at the elbows of branch staff. Since the societies went through their first stage of counter automation several years ago, the personal computer has advanced in power and capability beyond all recognition. Now - generally in the shape of the IBM personal computer or its clones - it has become the *de facto* workstation for a worldwide financial services industry.

The societies still have to learn how to make the best use of the personal computer, but they have ambitious plans. Abbey National, for example, recently agreed to buy Olivetti minicomputers and personal computers to a total value of over £20m for the next phase in its branch automation pro-

cess. Olivetti, Europe's most successful personal computer manufacturer, has won a high percentage of recent orders for office automation equipment from the building societies.

The Leeds Permanent, for example, traditionally a staunch user of IBM mainframe equipment, is using Olivetti personal computers as the basis of its new back-office mortgage processing system. It has developed what it believes to be a leading edge in methods of linking the PCs to its mainframe. The pay-off will come in the new ease with which lending options can be presented - on a computer screen - to a potential customer.

At Abbey National, they plan to use their personal computers to help managers offer consistent financial advice across the company. If they fail to do so, these days they will fall foul of the Financial Services Act.

The societies are also preparing to take on the banks in their traditional heartland, cheques and cheque clearing. The Halifax and Abbey National have already successfully applied to become clearing members of the Association for Payments and Clearing Services.

For Abbey National, Mr Ian Allerton, its systems development manager, pointed out, it has meant the installation of expensive reader/sorter machinery, the like of which has hitherto been confined to the data processing centres of the clearing banks. Abbey National has installed the latest models which microfilm cheques as they are sorted and automatically identify doubtful items. But the physical handling of cheques is only one essential in the move to become more like a traditional bank.

Abbey National has had to build, from scratch, a computer system to handle its new current account offering - a substantial development taking some 12 months to complete.

One technology which so far has not found a taker among the building societies is the "smart card", the bank card with a microprocessor and memory embedded in it, giving it the capability to function as an electronic cheque book. Given that the traditional passbook is, in essence anyway, only a labour-intensive, paper version of the smart card, it would be surprising if it did not find a place in the societies' new armoury of technology.

Alan Cane

NATIONWIDE ANGLIA, within a week of the Government's publishing the Housing Bill last November, had announced plans to invest £600m in private rented housing over the next five years.

The money will be loaned as mortgages to Quality Street, a joint venture property company that the building society has established with four former officials of Glasgow District Council housing management department.

The move, despite coming so close on the heels of the Bill's publication, was just the latest in a series of schemes by leading building societies to invest in inner city and other specialist housing schemes.

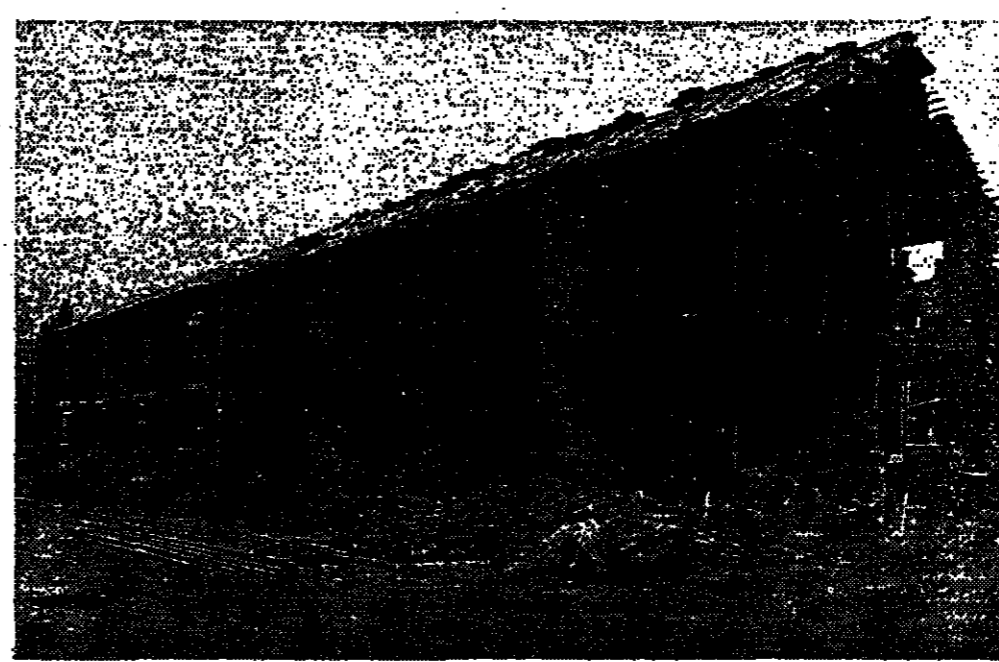
Halifax, Britain's biggest building society, for example, now has an annual budget of £300m a year for investment in a wide range of specialist housing needs.

One of the latest schemes to be assisted by the society is the Chancellors, in Leeds city centre, an £8.3m project developed in association with the Regent Housing Society, Leeds City Council, the Environment Department and English Heritage. It will provide homes for sale and to let, for single people.

Halifax and Nationwide have also joined Y.J.Lovell, the construction company, to form Partnership Renewal of the Built Environment (Probe), an agency designed to foster joint action in inner cities with local authorities.

The largest proportion of the specialist budget provided by the Halifax goes to support projects by housing associations, which blend private sector finance with public sector grants. This produces a mix of homes, for the poor, the disadvantaged, the elderly who no longer wish to own their own home and need sheltered accommodation, and other people who cannot secure the home they are looking for from cash-strapped local authorities.

It is this kind of mixed financing that the Government is seeking to encourage in the Housing Bill, which proposes to deregulate new lettings and permit rents to rise high enough to allow private investors a sat-



Nationwide Anglia is a partner in a scheme to rebuild back-to-back houses in Rochdale

Housing

Specialist schemes for the inner cities

isfactory return on their money.

The Government's intention is that at least half of an association's funds should in future come from the private sector, although this ratio may vary for individual schemes. This should mean an increase in partnership schemes involving building societies covering a variety of tenures from shared ownership to straightforward rentals.

Most will involve some form of low-cost/low-start, or index-linked, mortgages, designed to keep monthly repayments as

low as possible during the early life of the loan so that rents are kept to a minimum.

Mortgage repayments by housing associations will continue to be subsidised by grants administered by the Housing Corporation, although the proportion of subsidy to private finance will be expected to rise, which will push rents up.

The Government insists that housing benefit will be available to help people who cannot afford to pay higher rents that will come as a result from its measures.

Housing associations are

more doubtful. They are concerned about people whose incomes are just above the threshold that qualifies for housing benefit, or who are eligible for only a small entitlement.

The concern is that some of those near the bottom of the economic pile could find themselves worse, rather than better, off, despite the prospect of raising more investment for rented housing and government promises that housing benefit will meet the higher cost of increased rents.

Nationwide, by investing in

Quality Street, is adopting a more direct route into rented housing. It will require it to provide a much wider range of properties than has been provided in the past through urban regeneration and specialist housing schemes in partnership with housing associations and local authorities.

The society has taken a 25 per cent stake in Quality Street, which proposes to own and manage in its own right 40,000 homes by 1992 - accounting for about 5 per cent of all lettings in Glasgow, Edinburgh, Dundee, Liverpool and Newcastle, and about 1 per cent of all London lettings.

The new company, to be headed by Mr Paul Magnaoni, former director of housing for Glasgow District Council, proposes to operate in all areas of the private rented market, from luxury flats to joint schemes with local authorities and housing associations, to provide homes for people unable to afford to buy their own.

Target markets include quality family homes, to be let to people moving to jobs in different parts of the country, students, young people setting up home for the first time, the elderly and separated and divorced people.

The difficulty the society faces, if it is to make an impact on providing housing for the poor and disadvantaged, is how to generate sufficient returns to cover the cost of investment in a market defined by its inability to pay market rents and purchase prices.

At a housing conference, Paul Magnaoni argued that providers of what is now euphemistically dubbed "social housing" will need some form of tax assistance, or state aid, to offset the advantage that investors have in mortgage tax relief.

Some of these people could find themselves spending up to 40 per cent of their net income on the kind of rents that associations will have to charge to ensure that returns are high enough to repay private sector investors, says the National Federation of Housing Associations.

Andrew Taylor

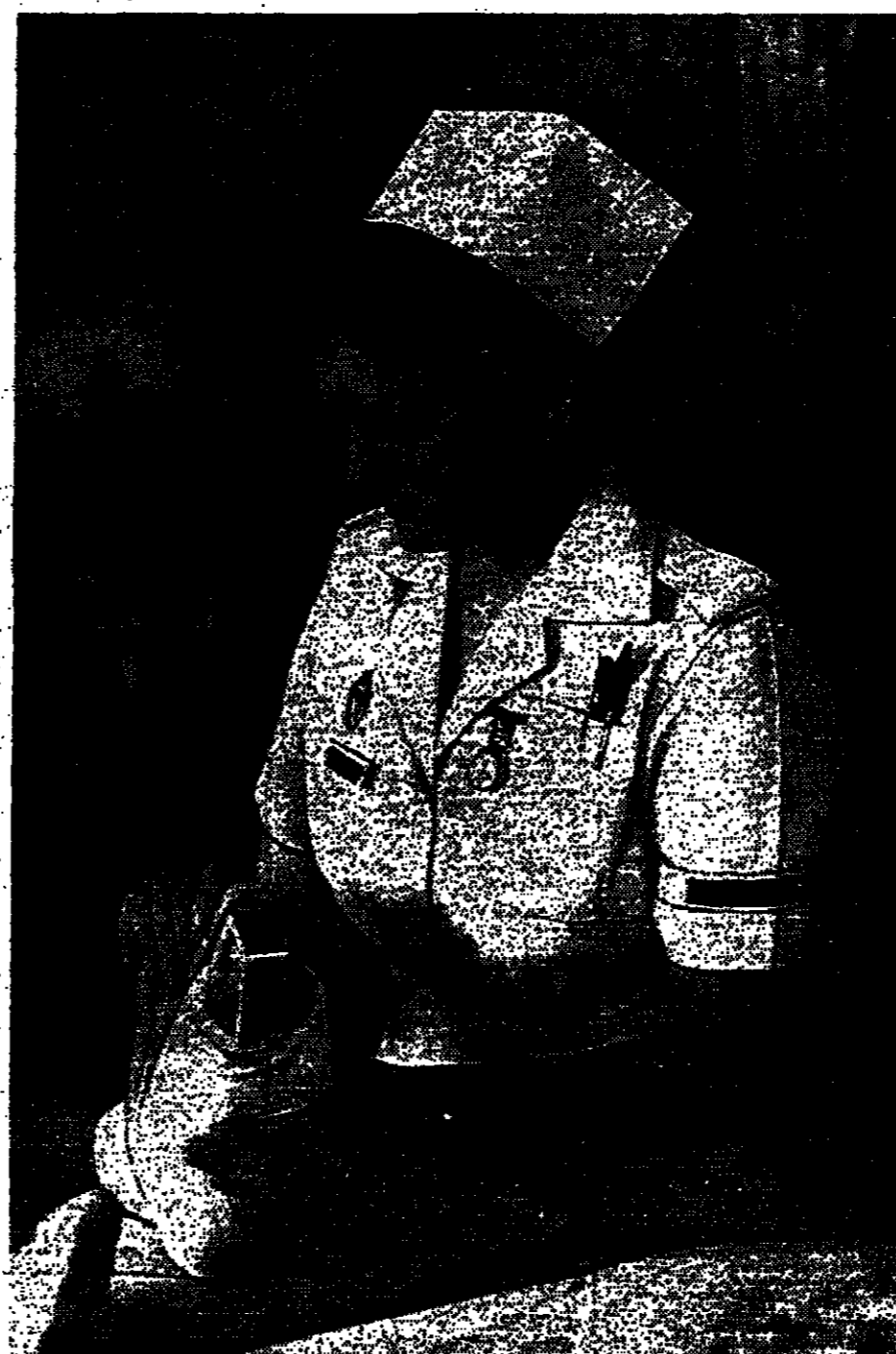
Last year, the DHSS came to see us with a problem.

With property prices in London rising by the day, nurses and health workers were having to turn down jobs simply because they couldn't find places to live.

We sat down with them and talked it through. Shortly afterwards we came back with a solution.

By offering NHS staff cheaper mortgages in Greater London and by taking a small share in the profit when they re-sell their property, we've now given them the opportunity to take those jobs and get on the property ladder.

At Nationwide Anglia we recognised that she was the one who needed help.



It's just one example of the practical, common-sense way we approach people's problems at Nationwide Anglia.

Because it's only by listening to you that we can help you make the most of your money.

We listened to British business and also to hundreds of people who, perhaps surprisingly, felt that they were being pressurised to buy their own homes.

It seemed that because of the lack of rented accommodation available, people were unwilling to move to better jobs in other parts of the country - cutting short many promising careers and costing industry up to £500 million a year.

The sensible answer was to develop quality rented accommodation in our inner cities.

So we've set up a company to do just that. It's called Quality Street and we're investing £600 million in it over the next five years.

We listened to bank customers too, they felt they were getting a raw deal. Surely a current account holder in credit deserved more than the privilege of a statement each month?

To that end we introduced FlexAccount, a current account that pays interest with no hidden charges. It was the first of its kind and as you're probably aware, is still being copied by banks and building societies alike.

It seems that the idea of helping people to make the most of their money is rather catching. Watch out for our next move.

Nationwide Anglia Building Society

Helping you make the most of your money.

Nationwide Anglia Building Society, Chesterfield House, Blombury Way, London WC1V 6PW

For further details on any of the services mentioned above, write to Nigel Swift, PR Department, Nationwide Anglia Building Society, Chesterfield House, Blombury Way, London WC1V 6PW.

WEEKEND FT

SPORT

Tennis/John Barrett

Boris Becker's rebirth begins in earnest

UNDER THE healing desert sun Boris Becker this week set about the reconstruction of his fortunes at the \$702,500 Newsweek Champions Cup. It was here last year, at the Hyatt Grand Champions resort in Indian Wells, California, where he is the touring professional, that Becker won his first tournament of the year to signal a return to form after his ignominious exit from the Australian Open.

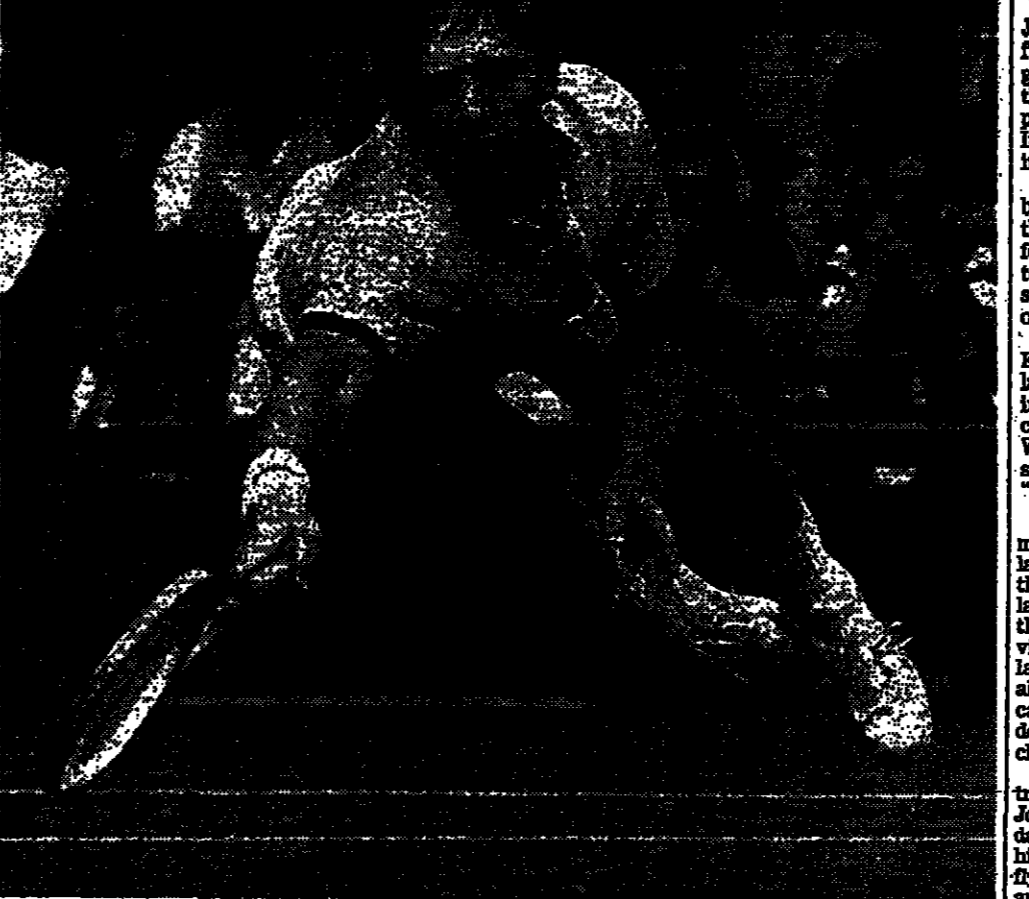
of national expectation has been equally daunting. It had reached a peak at the Davis Cup final in Munich in December 1985. While winning his two singles rubbers against Stefan Edberg and Mats Wilander as the Swedes won 2-1 in Munich, Becker had become alarmed by spectators' behaviour. "As I heard them chanting and looked into their eyes and saw the intensity of their feeling I could understand what had happened to us at Nuremberg all those years ago," he has told a *Time* reporter. Becker was just one month past his eighteenth birthday when he made that remark.

When he lost the exhausting, decisive match against Sergio Casal in five sets it was regarded as a national disaster at home. "I felt so tired but I had to train hard and then came the French Open which was a highlight for me when I reached the semi-finals." Becker feels the Wimbledon loss was because of lack of time to readjust to the attacking mentality after some three months on clay. The defeat was a serious blow to his confidence. Then came the second highlight, his two dramatic Davis Cup wins against the United States in Hartford. Becker's 6 hour 20 minute victory over a snarling John McEnroe, who had incited the crowd to a feverish pitch of excessive patriotism, was a heroic performance. His tie-winning five set success against Tim Mayotte only slightly less so. "That was my best tennis of the year," he believes.

It was on the hard courts at Wimbledon the first time that these exhausting matches took their toll. Although he did not know it at the time he badly strained the patella ligaments of his left knee in the course of losing 6-6, 6-3, 6-0, to Brad Gilbert in the semi-finals. The remainder of the year was a nightmare. "I was caught in a spiral. Because I was not playing so well I needed to practice, but if I played a lot my knee just got worse so I had to rest - but that meant I needed more practice. As Toronto and Cincinnati I was in a lot of pain and taking five or six painkillers a day. That was not good but I was determined to play the US Open. In the circumstances I did well to reach the quarters there, especially as I did not hurt if it had done I would have run miles," he recalls.

On January 3 Boris started to play again, gently at first, while still subjecting himself to three hours of strengthening exercises per day. "It was during this time that the physiotherapist programme for my muscles that I used to go home and look at the two Wimbledon trophies on our bookcase in the sitting room at home. The mere sight of them used to inspire me to work harder. I was also able to put my life in perspective and realised that I very much wanted to play again and become the No.1. At last it was time to compete again. Two winning exhibition matches against Leand in Tokyo at the end of January were followed by a five match set at the Davis Cup tie against Brazil. "When I beat Korda (6-4, 6-2, 6-0) it was the first time I had played without pain for six months," he said.

In Milan two weeks ago it all began to come together again. He beat Forget, Gustafsson and Leconte before losing in a final set tie-break to Noeh, looking a much more complete player. The man now helping him is Bob Brett, a 34-year-old Australian who is a disciple of the greatest motivator I have ever met, the late Harry Hopman. "Bob is a friend but he also knows the international game. Gunther never coached me and I had told him towards the end that he could not help me any more. Tricia was the coach but he could not do everything. I am very happy with Bob, he is a good man being and is not afraid to work hard." Brett has just the right common sense approach to bring Becker back to life. Seeing Boris here there is still a little rustiness about his matchplay but he is dashing about the court with the same marvellous enthusiasm that made him such a compelling personality in 1985. I believe that, barring any further physical mishaps, Becker will be back among the big titles in 1988.



Becker: still hoping to become No.1

Rugby/John Kitching

Davies reigns

JUST WHEN it seemed that the fun and excitement might be going out of international rugby, this season's Five Nations Championship has come to the rescue. Indeed, the game may be entering a new golden age.

Paul Thornburn, the Neath full-back, and also something of a people's choice, was recalled against Scotland to replace the injured Tony Clement. Thornburn's performance resolved the debate: he is capable of stage-gun kicks, but Clement is a faster, cleverer footballer. At Murrayfield today, England, who won on a try in the championship, have restored Nigel Melville to the captaincy. Two years ago, it seemed that his career was at an end because of injury; his comeback has been extraordinary, even by the standards of international rugby. There will be much joy in the Yorkshire market town of Oley that his second most famous son (first: Thomas Chippendale) is back. Equally, it is sad to see the departure (probably for good) of Mike Harrison. His tenacity, spirit and enthusiasm have been much appreciated by his team-mates. He has not been playing well, and the selectors have turned at last to Chris Oti, the 22-year-old Cambridge blue. Oti becomes the first coloured player to represent England since Jim 'Darkie' Peters of Plymouth, who was Adrian Stoop's successor in 1906. Anyone who witnessed Oti's two tries against Oxford in December or his four tries from England students against Japan last year knows the speed and power of this superb winger. Oti's first try for Wales was a brilliant wing after 21 caps on the left to accommodate Oti. Nigel Melville is in no doubt about the importance of the changes in the England back division. "So far the forwards have done their job by giving the backs enough ball. Now we have a reshaped back division with men who like scoring tries in Simon Halliday and Chris Oti," he said. "We are in the depths and the only thing that matters is getting a couple of wins. We add to the Welsh Triple Crown over England's sights, they might relax enough to play a more expansive game. Let's hope so. But let us return, finally, to Welsh arrogance and to Jonathan Roberts, who will be the centre of attention today. He is the king, and at that well-known Welsh fondry they are already fashioning the Triple Crown.

FT CROSSWORD No.6573

Crossword puzzle grid with clues for Across and Down. Includes clues like '1 Scold a dealer with soles?' and '19 After Scottish drink, softly take forbidden fruit?'.

SATURDAY

Television and radio schedule for Saturday. Lists programs like 'BBC1', 'BBC2', 'BBC RADIO 1', 'BBC RADIO 2', 'BBC RADIO 3', 'BBC RADIO 4' with their respective times and descriptions.

TELEVISION AND RADIO

Continuation of television and radio schedule for Saturday, including programs like 'ANGLIA', 'BORDER', 'CENTRAL', 'CHANNEL', 'GRAMPAN', 'GRANADA', 'ITV', 'ITV Wales', 'ITV Yorkshire', 'ITV Yorkshire 2', 'ITV Yorkshire 3', 'ITV Yorkshire 4', 'ITV Yorkshire 5', 'ITV Yorkshire 6', 'ITV Yorkshire 7', 'ITV Yorkshire 8', 'ITV Yorkshire 9', 'ITV Yorkshire 10', 'ITV Yorkshire 11', 'ITV Yorkshire 12', 'ITV Yorkshire 13', 'ITV Yorkshire 14', 'ITV Yorkshire 15', 'ITV Yorkshire 16', 'ITV Yorkshire 17', 'ITV Yorkshire 18', 'ITV Yorkshire 19', 'ITV Yorkshire 20', 'ITV Yorkshire 21', 'ITV Yorkshire 22', 'ITV Yorkshire 23', 'ITV Yorkshire 24', 'ITV Yorkshire 25', 'ITV Yorkshire 26', 'ITV Yorkshire 27', 'ITV Yorkshire 28', 'ITV Yorkshire 29', 'ITV Yorkshire 30', 'ITV Yorkshire 31', 'ITV Yorkshire 32', 'ITV Yorkshire 33', 'ITV Yorkshire 34', 'ITV Yorkshire 35', 'ITV Yorkshire 36', 'ITV Yorkshire 37', 'ITV Yorkshire 38', 'ITV Yorkshire 39', 'ITV Yorkshire 40', 'ITV Yorkshire 41', 'ITV Yorkshire 42', 'ITV Yorkshire 43', 'ITV Yorkshire 44', 'ITV Yorkshire 45', 'ITV Yorkshire 46', 'ITV Yorkshire 47', 'ITV Yorkshire 48', 'ITV Yorkshire 49', 'ITV Yorkshire 50', 'ITV Yorkshire 51', 'ITV Yorkshire 52', 'ITV Yorkshire 53', 'ITV Yorkshire 54', 'ITV Yorkshire 55', 'ITV Yorkshire 56', 'ITV Yorkshire 57', 'ITV Yorkshire 58', 'ITV Yorkshire 59', 'ITV Yorkshire 60', 'ITV Yorkshire 61', 'ITV Yorkshire 62', 'ITV Yorkshire 63', 'ITV Yorkshire 64', 'ITV Yorkshire 65', 'ITV Yorkshire 66', 'ITV Yorkshire 67', 'ITV Yorkshire 68', 'ITV Yorkshire 69', 'ITV Yorkshire 70', 'ITV Yorkshire 71', 'ITV Yorkshire 72', 'ITV Yorkshire 73', 'ITV Yorkshire 74', 'ITV Yorkshire 75', 'ITV Yorkshire 76', 'ITV Yorkshire 77', 'ITV Yorkshire 78', 'ITV Yorkshire 79', 'ITV Yorkshire 80', 'ITV Yorkshire 81', 'ITV Yorkshire 82', 'ITV Yorkshire 83', 'ITV Yorkshire 84', 'ITV Yorkshire 85', 'ITV Yorkshire 86', 'ITV Yorkshire 87', 'ITV Yorkshire 88', 'ITV Yorkshire 89', 'ITV Yorkshire 90', 'ITV Yorkshire 91', 'ITV Yorkshire 92', 'ITV Yorkshire 93', 'ITV Yorkshire 94', 'ITV Yorkshire 95', 'ITV Yorkshire 96', 'ITV Yorkshire 97', 'ITV Yorkshire 98', 'ITV Yorkshire 99', 'ITV Yorkshire 100'.

SUNDAY

Television and radio schedule for Sunday. Lists programs like 'BBC1', 'BBC2', 'BBC RADIO 1', 'BBC RADIO 2', 'BBC RADIO 3', 'BBC RADIO 4' with their respective times and descriptions.

Continuation of television and radio schedule for Sunday, including programs like 'ANGLIA', 'BORDER', 'CENTRAL', 'CHANNEL', 'GRAMPAN', 'GRANADA', 'ITV', 'ITV Wales', 'ITV Yorkshire', 'ITV Yorkshire 2', 'ITV Yorkshire 3', 'ITV Yorkshire 4', 'ITV Yorkshire 5', 'ITV Yorkshire 6', 'ITV Yorkshire 7', 'ITV Yorkshire 8', 'ITV Yorkshire 9', 'ITV Yorkshire 10', 'ITV Yorkshire 11', 'ITV Yorkshire 12', 'ITV Yorkshire 13', 'ITV Yorkshire 14', 'ITV Yorkshire 15', 'ITV Yorkshire 16', 'ITV Yorkshire 17', 'ITV Yorkshire 18', 'ITV Yorkshire 19', 'ITV Yorkshire 20', 'ITV Yorkshire 21', 'ITV Yorkshire 22', 'ITV Yorkshire 23', 'ITV Yorkshire 24', 'ITV Yorkshire 25', 'ITV Yorkshire 26', 'ITV Yorkshire 27', 'ITV Yorkshire 28', 'ITV Yorkshire 29', 'ITV Yorkshire 30', 'ITV Yorkshire 31', 'ITV Yorkshire 32', 'ITV Yorkshire 33', 'ITV Yorkshire 34', 'ITV Yorkshire 35', 'ITV Yorkshire 36', 'ITV Yorkshire 37', 'ITV Yorkshire 38', 'ITV Yorkshire 39', 'ITV Yorkshire 40', 'ITV Yorkshire 41', 'ITV Yorkshire 42', 'ITV Yorkshire 43', 'ITV Yorkshire 44', 'ITV Yorkshire 45', 'ITV Yorkshire 46', 'ITV Yorkshire 47', 'ITV Yorkshire 48', 'ITV Yorkshire 49', 'ITV Yorkshire 50', 'ITV Yorkshire 51', 'ITV Yorkshire 52', 'ITV Yorkshire 53', 'ITV Yorkshire 54', 'ITV Yorkshire 55', 'ITV Yorkshire 56', 'ITV Yorkshire 57', 'ITV Yorkshire 58', 'ITV Yorkshire 59', 'ITV Yorkshire 60', 'ITV Yorkshire 61', 'ITV Yorkshire 62', 'ITV Yorkshire 63', 'ITV Yorkshire 64', 'ITV Yorkshire 65', 'ITV Yorkshire 66', 'ITV Yorkshire 67', 'ITV Yorkshire 68', 'ITV Yorkshire 69', 'ITV Yorkshire 70', 'ITV Yorkshire 71', 'ITV Yorkshire 72', 'ITV Yorkshire 73', 'ITV Yorkshire 74', 'ITV Yorkshire 75', 'ITV Yorkshire 76', 'ITV Yorkshire 77', 'ITV Yorkshire 78', 'ITV Yorkshire 79', 'ITV Yorkshire 80', 'ITV Yorkshire 81', 'ITV Yorkshire 82', 'ITV Yorkshire 83', 'ITV Yorkshire 84', 'ITV Yorkshire 85', 'ITV Yorkshire 86', 'ITV Yorkshire 87', 'ITV Yorkshire 88', 'ITV Yorkshire 89', 'ITV Yorkshire 90', 'ITV Yorkshire 91', 'ITV Yorkshire 92', 'ITV Yorkshire 93', 'ITV Yorkshire 94', 'ITV Yorkshire 95', 'ITV Yorkshire 96', 'ITV Yorkshire 97', 'ITV Yorkshire 98', 'ITV Yorkshire 99', 'ITV Yorkshire 100'.

Report on the Centenary Crossword clue competition and names of winners appear on page XVIII of Weekend FT.

